



## Stone Village House With 70 M2 Of Living Space, Studio Of 25 M2, Terrace And Small Garden.



### Agenten-Info

|                         |                                                                             |
|-------------------------|-----------------------------------------------------------------------------|
| Name:                   | Freddy Rueda                                                                |
| Name der Firma:         | Freddy Rueda Sarl                                                           |
| Land:                   | Frankreich                                                                  |
| Erfahrung seit:         |                                                                             |
| Art der Dienstleistung: | Immobilien verkaufen                                                        |
| Spezialgebiete:         |                                                                             |
| Art der Immobilie:      | Wohnungen, Häuser                                                           |
| Telefon:                | +33 (467) 363-428                                                           |
| Sprachen:               | English, French                                                             |
| Webseite:               | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 146,145.24 |

#### Standort

|                       |            |
|-----------------------|------------|
| Land:                 | Frankreich |
| Staat/Region/Provinz: | Occitanie  |
| Stadt:                | Bédarieux  |
| Postleitzahl:         | 34600      |
| Veröffentlicht:       | 10.05.2023 |

#### Beschreibung:

Village with all shops 15 minutes north of Bedarieux, 50 minutes from Beziers and 10 minutes from Lunas.

Stone village house to refresh with 70 m2 of living space plus a fully renovated duplex studio of 25 m2 (regularly rented as Air BnB), with also a terrace of 8 m2 and a small garden of 14 m2. Attractive small project in a quiet street.

Ground = 3 cellars of 10 m2, 15 m2 and 13 m2.

1st = Entrance through a terrace of 8 m2 + living room of 20.4 m2 + non equipped kitchen of 12 m2 + bedroom of 10.5 m2.

2nd = Bedroom of 13 m2 with access to another bedroom of 10.8 m2 + washroom of 2.6 m2 (shower, washbasin and wc).



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## Studio

Ground = Washroom of 4.8 m<sup>2</sup> (shower, washbasin and wc).

1st = Living room of 17 m<sup>2</sup> + mezzanine for sleeping of 8 m<sup>2</sup>.

Exterior = Terrace of 8 m<sup>2</sup> + small garden in front of the house of 14 m<sup>2</sup>.

Extras = Electric heating + not subject to energy performance diagnostics + annual land tax of 700 Euros  
+ rental annual income of the studio 6000 Euros.

Price = 129.000 Euros (Small and easy project)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 63925

Property Size: 95 m<sup>2</sup>

Property Lot Size: 87 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: BBB176000E

## Other Features

Courtyard

Immediately Habitable

Outside space

Rental Potential

Terrace

With Land/Garden

## Allgemein

Schlafzimmer: 3

Badezimmer: 2

## Versorgungsdetails

Heizung: Ja

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX4.695.553



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

