



Former Winegrower House With 90 M2 Of Living Space, Large Garage And Convertible Attic.



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:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 156,178.52

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34480
Veröffentlicht:	08.11.2023

Beschreibung:

Nice village with all shops, bar, restaurant and school, 20 minutes from Beziers, and 25 minutes from the coast.

Former winegrower house to modernise with 90 m2 of living space plus an attic of 60 m2 that could be converted into additional living space and/or a roof terrace plus a garage of 60 m2. Well located in the village, a few steps away from amenities.

Ground = Garage of 60 m2 (with a window) + entrance hall of 16 m2 with WC.

1st = Hall of 6.5 m2 + lounge of 13 m2 + dining room of 15.6 m2 + kitchen of 13 m2 + shower room of 4 m2 (shower, washbasin) + WC + bedroom of 10 m2 + office of 7.2 m2 (no window).

2nd = Bedroom of 9.6 m2 + attic of 60 m2.

Extras = Electric heating and oilburner + doubled glazed windows + sound house but large modernisation to foresee + not subject to energy performance diagnostics + roof in very good condition, better



insulation to foresee + annual land tax valued at about 900 Euros.

Price = 135.000 Euros (Potential !)

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 Georisques website: georisques.gouv.fr

Property Id : 75208
Property Size: 90 m²
Bedrooms: 2
Bathrooms: 1
Reference: AMS159000E

Other Features

Private parking/Garage
Renovation required

Zustand: Sehr gut

Allgemein

Schlafzimmer: 2
Badezimmer: 1
Fertige m²: 90 m²
Grundstücksgröße: 100 m²

Versorgungsdetails

Heizung: Ja

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX5.113.550



IMLIX

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

