



## Single Storey Villa To Refresh Offering 4 Bedrooms And A Garage On A 1440 M2 Plot With Views, Near The River.



### 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 330,653.08

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34460
Veröffentlicht:	26.01.2024
Beschreibung:	

A sought-after village on the banks of the river Orb with all shops, cafes, restaurants, supermarkets, pharmacy, bakeries, butchery, schools: located at 10 minutes from Roquebrun, 25 minutes from Beziers and 30 minutes from the beach !

Spacious single storey villa of the 80's to refresh, with about 110m2 of living space comprising of a spacious open-plan kitchen and lounge of about 60 m2 with dining area and fireplace, 4 bedrooms, 3 bathrooms and garage, on a gated plot of 1440 m2 with views. Just a few minutes walk to all shops and the river. A comfortable villa, a perfect holiday home or gite, ready to move into, envisioning some basic updating, refreshments and repairs.

Inside = Entrance into the lounge of about 50 m2 with an insert fireplace and leading into to the open kitchen of about 12 m2 + corridor + bedroom of 12 m2 with shower room (shower, WC, sink) + corridor to the garage + 3 bedrooms of 12 m2 each + bathroom (bath, wc, sink) + shower room (shower, wc, sink) + garage of about 30 m2, access from outside and inside.



Exterior = Fenced plot of 1440 m<sup>2</sup> with a gate to the river + long driveway, ensuring privacy + large pool of 5×10 m to renovate + pool house + outbuilding for storage + large terraces on 3 sides of the house, to enjoy any time of the day.

Sundry = Electric heating + wood burning insert + mains water and sewage + fibre optics available + annual property tax 1644 Euros + sold with some furniture if wanted + excellent rental potential + habitable immediately + foresee cosmetic refreshments and some repairs + estimated amount of annual energy consumption for standard use: between 1180 Euros and 1630 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + roof in good state + not in a flood zone.

Price = 280.800 Euros (Great location and potential - a must see !)

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 Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 65924  
Property Size: 110 m<sup>2</sup>  
Property Lot Size: 1,440 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 3  
Reference: CC345600E

## Other Features

Immediately Habitable  
Outside space  
Private parking/Garage  
Renovation required  
Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

## Allgemein

Schlafzimmer:	4
Badezimmer:	3

## Versorgungsdetails

Heizung:	Ja
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## Gebäudedetails



# IMLIX

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

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Außen-Ausstattung:

Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:

IX5.427.884

