



## Very Pretty Fisherman's Cottage with Courtyard



### Agenten-Info

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Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
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### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 312,481.52

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Bages
Postleitzahl:	11100
Veröffentlicht:	08.07.2025

#### Beschreibung:

Very pretty fisherman's house, completely renovated in 2007, with 90 m2 of living space including 2/3 bedrooms and 2 wash rooms/WC's, on the edge of the lagoon with direct views of the water and nature, in a picturesque, dynamic artists' village with 5 restaurants, a surf spot, and pink flamingos. A green and intimate 9 m2 courtyard at the level of the living room offers a direct view of the water. This unique house is not overlooked and is located in a timeless setting close to everything.

A rare and precious location.

Possibility of a shop, gallery, independent apartment on the ground floor if desired or simply for use as a large house.

- Location: Rare location in an seaside authentic village for this townhouse with direct views of the lagoon and sea, 5 minutes from Narbonne, in a highly sought-after village. A home to fall in love with.

- Ground floor: 2 separate entrances if you want to separate the lower from the upper floors, 13 m2 room with triple bay window and professional sink giving direct access to the street and the lagoon/shores, 10



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m2 room opening onto this front room (shower, laundry area), WC, ideal as an Airbnb or office or art gallery or business (authorisation obtained for this).

- 1st floor: 30 m2 living room/kitchen (upper and lower cabinets, hob, dishwasher) opening onto the intimate and green 9 m2 courtyard with a view of the water and boats.

- 2nd floor: 11 m2 bedroom with direct view of the water, 14 m2 bedroom with French doors opening onto the courtyard below, not overlooked.

- 3rd floor: Storage mezzanine of approximately 7 m2 or additional sleeping space for children.

- Miscellaneous: Annual property tax of 400 Euros, estimated annual energy costs for standard use: between 1000 Euros and 1200 Euros per year including heating, modern electric radiators (house very easy to heat), excellent sun exposure at the front and rear, especially in winter, unique, rare and highly sought-after location in a beautiful and authentic village, no work required as the house was completely renovated in 2007 by the previous owner, who was a professional builder, public parking right in front of the house.

Price: 269.000 Euros (Unique, rare, potential for income or business/gallery, quality of life, peace and beauty)

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.

#### Other Features

Property Size: 90 m2

Bedrooms: 3

Bathrooms: 2

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

The Pyrenees-Orientales department (66) is basically the furthest south you can go in France before you arrive in Spain! It belongs, as the Aude, Herault, Gard and Lozere do, to the Languedoc-Roussillon region. It shares borders with the Mediterranean sea to the east, the Aude to the north, Andorra and the Ariège department to the west and Spain to the south (more precisely with Spanish Catalonia).

The Pyrenees Orientales comprises of around 225 towns and villages. The main city is Perpignan and it has numerous stunning landscapes and a pleasant Mediterranean climate. The Pyrenees-Orientales region (formerly called Roussillon) belonged to Spain until 1659 and to this day many Spanish traditions are present there such as bullfighting, the Sardana dance, typical Spanish food (paella etc).



The Catalan language is also spoken by many people. Pyrenees-Orientales benefits from 300+ days of sun over the whole year, which explains its popularity amongst holidaymakers. Warm winds (mistral) are an essential part of the climate. The Pyrenees-Orientales department is also one of the few French regions in which tourists can enjoy both beautiful beaches and mountains.

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Allgemein

Schlafzimmer:	3
Badezimmer:	2
Grundstücksgröße:	20 m <sup>2</sup>

## Versorgungsdetails

Heizung:	Ja
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:	IX7.239.851
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# IMLIX

**IMLIX Immobilienmarkt**

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