



Unique Stone Maison De Maitre With One Habitable Flat, One Apartment To Renovate, A Huge Garage And A Super Terrace.



Agenten-Info

Name:	ArKadia
Name der Firma:	
Firma:	
Land:	Vereinigtes Königreich
Telefon:	
Sprachen:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 401,802.32

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Caux
Postleitzahl:	34320
Veröffentlicht:	18.10.2025

Beschreibung:

Village with all shops, cafes and restaurants, school and college, 20 minutes from Beziers, 10 minutes from Pezenas and 30 minutes from the beaches.

Unique stone maison de Maitre offering on the 1st floor a habitable 80 m² flat with 2 bedrooms and a superb 60 m² terrace plus an independent 20 m² suite on the same landing and on the 2nd floor the same surface area available for complete renovation. All served by an exceptionally beautiful staircase that is rare in the region!

Ground = Entrance hall of 35 m² + garage of 90 m² + former stable of 20 m² with well + cellar of 48 m² with wine vats converted into water vats (24000 litres).

1st = Landing of 3 m² + independent suite of 20 m² with shower room (shower, washbasin, WC) + flat comprising an entrance hall of 2 m² + lounge/dining room/equipped kitchen of 40 m² (base and wall units, hob, sink, hood, fridge, dishwasher, electric oven) with access to a terrace of 60 m² + 2 bedrooms of 12 m² and 19 m² + shower room of 3.6 m² (shower, washbasin) + WC.

2nd = Old flat to be completely renovated with 6 rooms of 22.4 m², 12.9 m², 8 m², 7.8 m², 14.3 m² and



12 m² + shower room + WC.

Outside = Terrace with summer kitchen and barbecue/plancha area of 60 m².

Miscellaneous = Electric heating + roofing and insulation redone + estimated amount of annual energy consumption for standard use: between 1040 Euros and 1480 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + land tax of approximately 2100 Euros + superb stone facade + solar panels for self-consumption (with batteries).

Price = 342.400 Euros (Beautiful and unique character house, great 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 Georisks website: georisques.gouv.fr

Property Id : 80365

Property Size: 200 m²

Property Lot Size: 230 m²

Bedrooms: 3

Bathrooms: 2

Reference: RC428000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

Allgemein

Schlafzimmer: 3

Badezimmer: 2

Fertige m²: 200 m²

Grundstücksgröße: 230 m²

Gebäudedetails

Parkplatz: Ja

Anzahl der Garagen: 1

Mietbedingungen

Verfügbar ab:



Zusätzliche Informationen

URL der Website: http://www.arkadia.com/KNJG-T2771/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM

Kontaktinformation

IMLIX ID: 10765-rc428000e

