



Attractive Village House With 87 M2 Living Space And Roof Terrace In A Lively Seaside Town.



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 245,948.26

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Marseillan
Postleitzahl:	34340
Veröffentlicht:	03.12.2025

Beschreibung:

Nice little town on the Etang de Thau with all shops, port, beach and restaurants, 20 minutes from Pezenas, 20 minutes from Beziers and 20 minutes from Montpellier.

Very attractive village house with 87 m2 of living space including 2/3 bedrooms, located in the heart of a charming, lively seaside town just 2 steps from shops, the marina and the beach. Enjoy the roof terrace when you return from the beach! House sold furnished.

Ground = 6 m2 entrance hall opening onto a large 32 m2 room serving as bedroom + WC with washbasin.

1st = 18 m2 living room/kitchen (wall and floor units, hob, fridge, washing machine) opening onto a 12 m2 sleeping area + 4 m2 shower room (shower, washbasin, basin).

2nd = Direct access to a 15 m2 bedroom with access to a 15 m2 terrace.



Miscellaneous = Annual property tax of 1183 Euros + estimated amount of annual energy consumption for standard use: between 590 Euros and 830 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + electric heating and pellet stove + sold furnished.

Price = 209.000 Euros (Quiet location in the heart of town!)

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 : 78014
Property Size: 87 m²
Bedrooms: 3
Bathrooms: 1
Reference: MA234000E

Other Features

Immediately Habitable
Latest properties
Near the coast
Outside space
Rental Potential
Terrace

Allgemein

Schlafzimmer:	3
Badezimmer:	1
Fertige m ² :	87 m ²

Versorgungsdetails

Heizung:	Ja
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Mietdetails

Möbliert:	Ja
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX8.010.457
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IMLIX

IMLIX Immobilienmarkt

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

