



## Charming Atypical Village House With 95 M2 Of Living Space, 3 Bedrooms And A 28 M2 Terrace



### 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 150,206.48

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Capestang
Postleitzahl:	34310
Veröffentlicht:	16.03.2026

### Beschreibung:

Beautiful village with all shops, bakery, butcher, grocer, post office, bar/restaurant, 5 minutes from Capestang, 20 minutes from Beziers and 20 minutes from Narbonne, 15 minutes from the motorway and 25/30 minutes from the beaches.

Situated in the heart of a charming village, this four-storey house has a unique character and an unusual pretty layout. With 95 m2 of living space, including 3 bedrooms, it combines old-world charm with contemporary touches to create warm, functional living spaces. Its major asset? A beautiful 28 m2 terrace! A cosy nest where you can enjoy the warm weather in complete tranquillity. Ideal as a holiday home or first-time buyer.

Basement = Cellar of approx. 25 m2 (access by steps).

Ground floor = 12.5 m2 entrance hall + wc with washbasin + 20 m2 lounge/study + 5 m2 laundry area.

1st floor = 16 m2 kitchen/dining room (sink, worktop, electric oven, fridge) with access to a 28 m2



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terrace (south/south-west facing).

2nd = 5 m<sup>2</sup> hall + 9 m<sup>2</sup> bedroom + 4.5 m<sup>2</sup> shower room (washbasin, shower, WC).

3rd = 2 bedrooms of 8.5 m<sup>2</sup> and 9 m<sup>2</sup> (one with lovely views).

Miscellaneous = Furniture can be negotiated + roof in good condition + plumbing/electricity in very good condition + estimated amount of annual energy consumption for standard use: between 1902 euros and 2574 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 304 Euros + reversible air conditioning and electric heaters.

Price = 128.000 Euros (Nice, atypical and with a large terrace)

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](http://georisques.gouv.fr)

Property Id : 81471  
Property Size: 95 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 1  
Reference: QC149000EE

### **Other Features**

Immediately Habitable  
Latest properties  
Outside space  
Rental Potential  
Terrace

Zustand: Gut

### **Allgemein**

Schlafzimmer: 3  
Badezimmer: 1  
Fertige m<sup>2</sup>: 95 m<sup>2</sup>

### **Mietbedingungen**

Verfügbar ab:

### **Kontaktinformation**

IMLIX ID: IX8.294.385



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

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