



Set In A Peaceful Gated Residence, A Very Attractive Fully Furnished Apartment, With Individual Parking Place And A Fabulous Terrace With Open Sea Views.



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 301,145.78

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	11560
Veröffentlicht:	03.07.2026

Beschreibung:

A beautiful village on the Mediterranean Coast, with all shops and restaurants, just a few minutes walk from the beaches and village center, at 20 minutes from Narbonne and Beziers and the motorway, less than 1 hour to the Spanish border.

Set in a peaceful gated residence, a very attractive fully furnished apartment, with individual parking place and a fabulous terrace with open sea views. The apartment has been well maintained and fitted tastefully with quality materials and offers about 42 m2 living space over 1 level with a stunning sunny, private terrace of 52 m2 , partially covered for inside/outdoor living.

Comfortable, charming, peaceful and ready to move into, with beaches and hiking on your doorstep. Excellent holiday home or permanent residence, with very good letting potential, if wanted.

Ground (3 steps up from the street) = Entrance onto 52 m2 private terrace, with lockable door and breeze excluders and panoramic views + open-plan lounge and fitted kitchen of 23 m2 facing the terrace offering ample space for lounging, dining and soaking up the sunshine + bedroom of 11,5 m2 with fitted



wardrobe + bedroom of 9 m2 with fitted wardrobe + shower room of 6 m2 (shower, sink, WC).

Sundry = Electric heating + double glazing + appliances and furniture included + annual property tax of 934 Euros + estimated amount of annual energy consumption for standard use: between 732 Euros and 990 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + co-ownership charges of about 1000 Euros/year (covers grounds, general maintenance and overall residence insurance) + large terrace + habitable immediately + summer rental potential + designated parking spot.

Price = 264.000 Euros (Charming, tasteful, comfortable, stunning location - 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 Georisks website: georisques.gouv.fr

Property Id : 87996
Property Size: 42 m2
Bedrooms: 2
Bathrooms: 1
Reference: SF264000EE

Other Features

Immediately Habitable
Latest properties
Near the coast
Outside space
Private parking/Garage
Rental Potential
Terrace

Allgemein

Schlafzimmer:	2
Badezimmer:	1
Fertige m ² :	42 m ²

Zimmerdetails

Innenausstattung:	Fitted kitchen
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Versorgungsdetails

Heizung:	Ja
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Mietdetails



IMLIX

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

Möbliert:

Ja

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:

IX8.682.807

