



Spacious Character House Offering 210 M2 Of Living Space With 5 Bedrooms And A Pleasant Sunny Terrace. Full Of Charm



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 167,083.69

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Cruzy
Postleitzahl:	34310
Veröffentlicht:	18.09.2026

Beschreibung:

Charming village with local amenities including a bakery, grocery shop, cafe, tobacco shop and market, ideally located just 10 minutes from Capeatang and the Canal du Midi, 30 minutes from Narbonne and 40 minutes from the beaches !

Spacious character house offering 210 m2 of living space, comprising several living areas, a dining room, a fully equipped kitchen, utility room, 5 bedrooms and 3 bathrooms/shower rooms The property also features a large 28 m2 room offering many possibilities (gym, workshop, studio, games room:) as well as a pleasant sunny terrace of 25 m2 with lovely views over the church tower. Full of charm and ideally located in the heart of the village.

Ground = Entrance onto living room and dining room of 28 m2 + fully equipped kitchen of 13.64 m2 (upper and lower units, electric oven, gas hob, extractor fan, sink, integrated dishwasher, refrigerator) + utility room of 13 m2 with sink and access to the outside (small communal courtyard area) + WC of 1.75



m2 with washbasin + shower of 1.30 m2.

1/2 = Spacious 28 m2 room offering endless possibilities (art studio, fitness room, workshop, games room:).

1st = Landing of 1.63 m2 + bedroom of 14.31 m2 + spacious hall of 7.88 m2 + shower room of 7.58 m2 (shower, WC, bidet, washbasin, heated towel rail) + large bedroom of 17.08 m2 featuring beautiful original terracotta floor tiles + bedroom of 13.40 m2.

2nd = Landing of 1.63 m2 + spacious hall of 8.09 m2 + bathroom of 6.38 m2 (bathtub, bidet, WC, washbasin, heated towel rail) + bedroom of 16.28 m2 + bedroom of 13.97 m2 + delightful summer lounge of 15.58 m2 with decorative fireplace and direct access onto the terrace.

Exterior = Attractive and spacious sunny terrace of 25 m2 with lovely views overlooking the village bell tower.

Additional features = Aluminium double glazing + electric and manual roller shutters + tiled flooring and beautiful original terracotta tiles + heating system to be installed + mains drainage connected + several parking spaces nearby + estimated amount of annual energy consumption for standard use: between 3893 Euros and 5267 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 1064 Euros.

Price = 145.800 Euros (Full of charm and character !)

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 : 91920

Property Size: 210 m2

Bedrooms: 5

Bathrooms: 3

Reference: C154440EE

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Allgemein



Schlafzimmer:	5
Badezimmer:	3
Fertige m ² :	210 m ²

Versorgungsdetails

Heizung:	Ja
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX8.977.875
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