



Charming Apartment Offering 75 M2 Of Living Space And A Lovely Terrace With Unobstructed Views In A Pleasant And Authentic Environment.



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 151,803.17

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Puissalicon
Postleitzahl:	34480
Veröffentlicht:	24.09.2026

Beschreibung:

A charming village with a full range of shops, a bar, two restaurants, a grocery shop/tobacconist and newsagent, a beauty salon and a post office, just 10 minutes from Beziers and 25 minutes from the beaches.

Situated in the heart of the village's medieval centre, a stone's throw from the shops, this charming 75 m2 apartment offers a pleasant and authentic living environment. Set in a small stone building with just three flats, it features 2 to 3 bedrooms and boasts a lovely 15 m2 terrace offering superb, unobstructed views of the surrounding area. The flat is in excellent condition and requires no work: all you need to do is move in! It would be perfect as a holiday home, an Airbnb-style rental investment or a first-time buy, particularly for a young couple. A charming property, ideally situated, with a lovely terrace and views you can enjoy all year round.

Ground = 1 m2 hall + WC with washbasin + 3 m2 shower room (shower, washbasin, WC).



1st = 30 m2 living room/fitted kitchen with access to a 15 m2 terrace.

2nd = 10 m2 mezzanine bedroom/study + 10 m2 bedroom.

3rd = 12 m2 attic bedroom.

Miscellaneous = Electric heating and reversible air conditioning + no renovation work required + option to purchase the furniture + annual council tax of 635 Euros + mosquito screens + double glazing + potential to let for 600 Euros per week.

Price = 135.000 Euros (Very pleasant, comfortable and with magnificent views)

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 Geo-risks website: georisques.gouv.fr

Property Id : 92326

Property Size: 75 m2

Bedrooms: 3

Bathrooms: 1

Reference: PUI135000E

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Zustand: Ausgezeichnet

Allgemein

Schlafzimmer: 3

Badezimmer: 1

Fertige m²: 75 m²

Zimmerdetails

Innenausstattung: Fitted kitchen

Versorgungsdetails

Heizung: Ja



IMLIX

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

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:

IX9.005.997

