



Character Village House With 3 Bedrooms, 2 Bathrooms, Patio And Roof Terrace With 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 178,176.04

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Cruzy
Postleitzahl:	34310
Veröffentlicht:	30.09.2026

Beschreibung:

Village with all shops located at 25 minutes from Narbonne, 30 minutes from Beziers and 40 minutes from the beach !

Character village house with a living space of 158 m2 offering 3 bedrooms (one master), several lounges, kitchen, 2 bathrooms, a laundry room, a cellar/workshop, a courtyard and a superb roof terrace of 27 m2 with beautiful views ! In a quiet place ! Nearby center and parking !

Ground = Entrance on lounge of 19.82 m2 (wood burning stove and nice exposed stone wall) + kitchen of 18.23 m2 (sink and working plan) + laundry room of 10.90 m2 with an independent access + cellar/workshop of 30 m2 (could be converted into a gite) + courtyard of 8.98 m2.

1st = Corridor of 4.25 m2 + bedroom of 19.60 m2 (built-in original cupboards) + communicating bedroom of 10.61 m2 + bathroom of 5.60 m2 (bath, sink) + dressing of 3.96 m2 + WC of 1.72 m2 + master bedroom of 23 m2 with bedroom of 15.56 m2, walk-in dressing of 3.25 m2 and shower room of 4.81 m2 (italian walk-in shower, WC, basin unit, towel dryer).



2nd = Beautiful lounge of 40 m² with nice exposed beams and original tiled floor plus a kitchen area (sink, working plan, fridge) + attic of 12 m² + beautiful south facing roof terrace of 27 m² with stunning view on hills and church.

Exteriors = Patio of 8.98 m² + magnificent south facing roof terrace of 27 m² with stunning views.

Extras = Completely renovated (electricity, plumbing, outside facade:) + wood burning stove and electric heating + double glazing in some part + wooden shutters + tiled floor + roof in good state + possibility to create a gite + estimated amount of annual energy consumption for standard use: between 1757 Euros and 2377 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 350 Euros.

Price = 159.000 Euros (Super charming !)

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 : 92520

Property Size: 158 m²

Bedrooms: 3

Bathrooms: 2

Reference: C178200EE

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Allgemein

Schlafzimmer: 3

Badezimmer: 2

Fertige m²: 158 m²

Versorgungsdetails

Heizung: Ja

Mietbedingungen



IMLIX

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

Verfügbar ab:

Kontaktinformation

IMLIX ID:

IX9.033.373

