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# Nice Village House In Very Good Condition With 115 M2 Of Living Space And Possibility To Create A Roof Terrace.



### Στοιχεία μεσίτη

Όνομα: Freddy Rueda
Όνομα Freddy Rueda Sarl

εταιρείας:

Χώρα: France

Experience

since:

Tύπος Selling a Property

υπηρεσίας: Specialties:

Property Type: Apartments, Houses Τηλέφωνο: +33 (467) 363-428 Languages: English, French

Site: https://realestateoccitani

e.com

### Στοιχεία καταχώρησης

Ακίνητο για: Πώληση

Τιμή: USD 102,325.85

#### Τοποθεσία

Χώρα: France
 Νομός/Περιοχή/Επαρχία: Occitanie
 Ταχυδρομικός κωδικός: 34480
 Δημοσιεύθηκε: 07/04/2023

Περιγραφή:

Nice village with all shops, bar/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast.

Nice village house in very good condition, offering about 115 m2 of living space including 3 bedrooms plus an attic of about 15 m2 that could be converted into a roof terrace. It is well located in the centre of the village.

Ground = Entrance onto an equipped kitchen/living room of 20 m2 (lower units, sink, hob, electric oven and fridge) + hall of 3 m2 + laundry room of 6 m2 + bathroom of 4.5 m2 (bath, washbasin and bidet + WC.

1st = Landing of 2 m<sup>2</sup> + lounge of 23 m<sup>2</sup> with insert fireplace + bedroom of 17 m<sup>2</sup> (no window).

2nd = Hall of 2 m2 with cupboard + 2 bedrooms of 20 m2 and 14 m2.

#### ΙΜΙΙΧ αγορά ακινήτων



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3rd = Attic of about 15 m2.

Extras = Electric heating and fireplace + estimated amount of annual energy consumption for standard use: between 1156 Euros and 1564 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 300 Euros.

Price = 89.000 Euros (Pretty village house with potential for a roof 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

Property Id: 62097 Property Size: 115 m2

Bedrooms: 3 Bathrooms: 1

Reference: AS118800E

#### **Other Features**

Immediately Habitable Rental Potential

Κατάσταση: Very Good

Κοινά

Κρεβατοκάμαρες: 3 Μπάνια: 1

Τελειωμένα τετραγωνικά 115 τ.μ

πόδια:

**Utility details** 

Heating: Nαί

Lease terms

Date Available:

**Contact information** 

IMLIX ID: IX4.695.500





