



## Investment Property With 2 Flats, 2 Courtyards And Commercial Premises, Situated Right In The Centre Of The Village, In A Strategic Location.



### Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
Όνομα εταιρείας:	Freddy Rueda Sarl
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (467) 363-428
Languages:	English, French
Site:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 254,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	28/05/2025

### Περιγραφή:

Village with all amenities, restaurants, grocery shop, pizzeria, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.

Investment property in very good condition, located right in the centre of the village, strategic location for the 17 m2 business premises. It also includes a 60 m2 duplex apartment with an 8,5 m2 private courtyard, a very bright 2nd floor flat with summer kitchen and a 13 m2 courtyard on the ground floor. All ready to let immediately, ideal for an investor.

### Commercial premises (ground floor)

Ground = 17.24 m2 premises with washbasin/storage area and large shop window with protective grille + separate 1.83 m2 WC with washbasin (right of way in the condominium hall to access it).

### Duplex (ground floor and 1st floor)

Ground = 11.5 m2 fitted kitchen (wall and floor units, electric oven with hob, new fridge/freezer, new



tumble dryer, washing machine and microwave ) with direct access to private 8.5 m2 courtyard with furniture and barbeque.

1st=Access via a 9.8 m2 mezzanine/3rd bedroom with double sofa bed and dresser + a 9.2 m2 fully furnished living room with double French doors onto balcony with recently renovated wooden shutters + a 1.8 m2 hall with walk in storage room + a 3.8 m2 shower room (wc, walk in shower, washbasin and cupboard) + a 9.8 m2 bedroom with double bed, wardrobe, dresser and French doors onto balcony with recently renovated shutters + a 9 m2 bedroom with double bed and dresser.

Flat (ground floor and 2nd floor)

Ground = Entrance hall leading to a private equipped summer kitchen (former cellar) of 7 m2 (wall units and base units, sink, fridge, mini-oven, washing machine) with access to a pretty private courtyard of 13 m2.

2nd = 3.6 m2 entrance hall + 22 m2 living room/equipped kitchen (wall and floor units, hob, fridge/freezer, sink) with patio doors and balconies + 10.9 m2 bedroom with dressing room + 9.1 m2 bedroom with built-in wardrobe + shower room of 3 m2 (shower, basin, wc).

Miscellaneous = Property taxes of 496 Euros, 480 Euros and 248 Euros (premises) + good location + double glazing and electric heating + it may be possible to rent the premises for 400 Euros/month and the flats for 600 Euros and 620 Euros, which would give a very attractive rental income + mains water (sub-metering) + co-ownership insurance for the building for 465 Euros + voluntary trustee (no charges) + mains electricity (independent meters) + roof in good condition + reversible air conditioning, new electricity and soundproofing in the premises + possibility of purchasing a stone garage for an additional 25.000 Euros, located less than 100 m from the property.

Price = 254.000 Euros (Very good investment !)

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](http://georisques.gouv.fr)

Property Id : 70003  
Property Size: 125 m2  
Bedrooms: 5  
Bathrooms: 2  
Reference: S262000E

## Other Features

Courtyard  
Immediately Habitable  
Latest properties  
Outside space



## Rental Potential Terrace

Κατάσταση: Very Good

### Κοινά

Κρεβατοκάμαρες: 5

Μπάνια: 2

### Room details

Indoor Features: Fitted kitchen

### Utility details

Heating: Ναι

### Rental details

Furnished: Ναι

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.982.049

