



## Beautiful Town House Full Of Character Offering 195 M2 Of Living Space, A Delightful Courtyard With Jacuzzi And A Pleasant Terrace, In The Heart Of The Center



### Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
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Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 326,160

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Capestang
Ταχυδρομικός κωδικός:	34310
Δημοσιεύθηκε:	02/03/2026

### Περιγραφή:

A very charming town on the Canal du Midi with all shops and restaurants, 20 minutes from Beziers, 20 minutes from Narbonne and 25 minutes from the beaches !

Beautiful town house full of character, in perfect condition, offering 195 m2 of living space, comprising 4/5 bedrooms (including a master suite), 3 bathrooms, a nice living area, a kitchen and a charming lounge. In addition, a delightful landscaped courtyard of approximately 80 m2, featuring a spa/jacuzzi and a pleasant covered terrace. Located right in the heart of the town center !

Ground = Entrance opening onto a 41.20 m2 living room with access to the courtyard + fitted kitchen of 7.04 m2 (wall and base units, sink, gas hob, electric oven, fridge, dishwasher) + lounge of 15.02 m2 with insert fireplace + large cupboard of 2.46 m2 + WC of 0.87 m2 with hand basin.

1st = Hall of 10.24 m2 with access to a terrace + 2 bedrooms of 15.19 m2 and 11.65 m2 + shower room



of 4.31 m<sup>2</sup> (shower, washbasin, WC) + master suite of 28 m<sup>2</sup> comprising a bedroom of 14.71 m<sup>2</sup> (access to terrace) as well as its en-suite bathroom of 7.42 m<sup>2</sup> (shower, washbasin, WC, bathtub) and its dressing room of 5.56 m<sup>2</sup>.

2nd = Magnificent room of over 30 m<sup>2</sup> + shower room of 4.87 m<sup>2</sup> (shower, washbasin, WC) + room of 20.69 m<sup>2</sup>.

Exterior = Charming landscaped courtyard of approximately 80 m<sup>2</sup> with spa/jacuzzi + covered terrace of 20 m<sup>2</sup> + automatic irrigation + beautiful fountain + lightings.

Additional features = Reversible air conditioning + electric heating + insert fireplace + superb renovation + no work required + double glazing + wooden shutters + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 2230 Euros and 3070 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 844 Euros.

Price = 326.160 Euros (Superb !)

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 : 80938

Property Size: 195 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 3

Reference: C326160EE

## Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

## Κοινά

Κρεβατοκάμαρες: 5

Μπάνια: 3

Τελειωμένα τετραγωνικά πόδια: 195 τ.μ



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## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Ναί

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.229.804

