



## Former Winegrower House With 90 M2 Of Living Space, Large Garage And Convertible Attic.



### Info Agente

Nombre:	Freddy Rueda
Nombre empresa:	Freddy Rueda Sarl
País:	Francia
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (467) 363-428
Languages:	English, French
Sitio web:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 156,178.52

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Código postal:	34480
Publicado:	08/11/2023

### Descripción:

Nice village with all shops, bar, restaurant and school, 20 minutes from Beziers, and 25 minutes from the coast.

Former winegrower house to modernise with 90 m2 of living space plus an attic of 60 m2 that could be converted into additional living space and/or a roof terrace plus a garage of 60 m2. Well located in the village, a few steps away from amenities.

Ground = Garage of 60 m2 (with a window) + entrance hall of 16 m2 with WC.

1st = Hall of 6.5 m2 + lounge of 13 m2 + dining room of 15.6 m2 + kitchen of 13 m2 + shower room of 4 m2 (shower, washbasin) + WC + bedroom of 10 m2 + office of 7.2 m2 (no window).

2nd = Bedroom of 9.6 m2 + attic of 60 m2.

Extras = Electric heating and oilburner + doubled glazed windows + sound house but large modernisation to foresee + not subject to energy performance diagnostics + roof in very good condition, better



insulation to foresee + annual land tax valued at about 900 Euros.

Price = 135.000 Euros (Potential !)

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 Georisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 75208  
Property Size: 90 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 1  
Reference: AMS159000E

### **Other Features**

Private parking/Garage  
Renovation required

Condición: Very Good

### **Común**

Dormitorios: 2  
Baños: 1  
Pies cuadrados terminados: 90 m<sup>2</sup>  
Tamaño del lote: 100 m<sup>2</sup>

### **Utility details**

Heating: Sí

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.113.550



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