



## Duplex Apartment In The Centre of a Dynamic Tourist Town



### Info Agente

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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 196,657.84

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Pezenas
Código postal:	34120
Publicado:	12/08/2024

### Descripción:

**REDUCED in price** - This recently renovated duplex flat in the heart of the famous medieval town needs no work and is ready to move into. The flat's ideal location makes it perfect for seasonal or year-round lets, offering attractive rental income. The property (on the 2nd floor of a large stone house) boasts a comfortable, bright 96 m2 living space, including 3 bedrooms. A unique opportunity to invest in a property combining historic charm and modernity in a town with a rich heritage.

- Location: A lively medieval tourist town, 20 minutes from Beziers, 20 minutes from the beaches, with all shops and restaurants.

- 2nd floor: 3.7 m2 entrance hall, 2 bedrooms of 10.5 m2 and 11 m2, 3.7 m2 bathroom (bath and washbasin), WC, 14.8 m2 en suite bedroom with 2.6 m2 shower room (shower and washbasin).

- 3rd floor: 3.6 m2 hall, 47 m2 living room/kitchen with large bay windows.

- Miscellaneous: Electric heating, roof/plumbing/electricity in good condition, annual property tax of around 1000 Euro, right in the heart of the town, free parking 10 minutes' walk away.



Rare product in the heart of the city.

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.

#### Other Features

Property Size: 96 m2

Bedrooms: 3

Bathrooms: 2

Immediately Habitable

Latest properties

Rental Potential

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are



around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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## Común

Dormitorios: 3

Baños: 2

## Utility details

Heating: Sí

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.999.845

