



## Pretty And Spacious Character Village House With 108 M2 Of Living Space And Roof Terrace.



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 179,800

#### Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34290
Soumis:	22/05/2023

#### Description:

Village with all shops and services, 5 minutes from Servian, 15 minutes from Pezenas and motorway, and 25 minutes from the coast.

Spacious character village house offering 108 m2 living space including 3 bedrooms plus a very nice roof terrace of about 15 m2. A must see !

Ground = Entrance onto a living room/kitchen of 35 m2 with fireplace + WC + laundry area.

1st = Hall of 8 m2 + bedroom of 15.3 m2 + bedroom of 16 m2 + bathroom of 6.7 m2 (bath, WC and 2 washbasins).

2nd = Bedroom/leisure room of 23 m2 (possibility to have it independent from the terrace ) with access to the terrace of 15 m2.

Extras = Sound home + good location + very pleasant village + fireplace and electric heating + estimated amount of annual energy consumption for standard use: between 2090 Euros and 2890 Euros per year.



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Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual land tax of 763 Euros.

Price = 179.800 Euros (Cosy and with a super 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](http://georisques.gouv.fr)

Property Id : 57426  
Property Size: 108 m<sup>2</sup>  
Property Lot Size: 66 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 1  
Reference: AP189000E

### Other Features

Immediately Habitable  
Outside space  
Rental Potential  
Terrace

### Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	108 m <sup>2</sup>
Dimesions du lot:	66 m <sup>2</sup>

### Utility details

Heating:	Oui
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX4.695.496
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