



## Beautifully Renovated Village House With 3 Independent Gites In A South-After Village.



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 237,925.52

#### Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34360
Soumis:	03/01/2023

#### Description:

Village with all shops, cafes and restaurants, 30 minutes from beaches, 20 minutes from Beziers and close to Bize-Minervois and Minerve.

Overlooking the market square in a sought-after village, exceptional village house, beautifully renovated in 2007 offering about 150 m2 of living space and purposely developed into 3 independent gites/apartments : 2 studio apartments and a one bedroomed apartment, all with bathrooms and secure private entrances within the same building. In excellent condition and sold fully furnished.

Ground = Entrance hall with a storage cupboard and a private lock up (with access to a cellar if wanted) + central stairs to all floors.

1st = A landing of 2.5 m2 with entrance door to one studio apartment (Les Tournesols) of about 55 m2 offering an open-plan apartment suite with high ceilings, original beams and part stone walls and 2 large windows overlooking the square, a quality fitted kitchen and dining area, a bathroom of 4 m2 (shower, wc, hand basin) and a large fitted wardrobe.



2nd = Landing of 1.5 m<sup>2</sup> + 1 bedroom apartment (Les Oliviers) of approximately 60 m<sup>2</sup> in total, offering a bright lounge with kitchen and dining area of 38 m<sup>2</sup> with large window looking at the square (table extends and can seat 8 people), one double-bedroom of 14 m<sup>2</sup> with fitted wardrobe and bathroom of 8 m<sup>2</sup> (corner bath, shower, handbasin and separate WC).

3rd = The second studio apartment (Lavande), an independent loft suite taking the whole of the top floor, about 35 m<sup>2</sup>, with a bathroom (shower, sink, wc), a small kitchen and has a locked linen storage. It is also light and airy, but has no scenic views as the windows are above eye-level.

Sundry = Electric heating + freestanding air conditioners + annual property tax of about 1200 € + estimated amount of annual energy consumption for standard use: between 2740 € and 3708 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + no work required + proven annual revenue with international and French clients + sold with furniture, fixtures, fittings appliances and linens + recommended housekeeper for change-overs + mains water and sewage + recent satellite dish (English and French TV) + internet + all rental documents and details furnished + very popular twice weekly market + no coownership charges + possibility to have a balcony + easy parking.

Price = 205.200 € (Sought after location, rare opportunity !)

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

Property Id : 60718

Property Size: 150 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 3

Reference: SCC270000E

## Other Features

Immediately Habitable

Rental Potential

Condition: Excellent

## Commun

Chambres: 3

Salle de bains: 3

## Room details

Indoor Features: Fitted kitchen

## Utility details



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Heating: Oui

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.695.545

