



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



Information de l'agent

Nom:	Freddy Rueda
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Pays:	France
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 156,178.52

Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34480
Soumis:	08/11/2023

Description:

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 Georisks website: georisques.gouv.fr

Property Id : 75208
Property Size: 90 m²
Bedrooms: 2
Bathrooms: 1
Reference: AMS159000E

Other Features

Private parking/Garage
Renovation required

Condition: Very Good

Commun

Chambres: 2
Salle de bains: 1
Pied carré fini: 90 m²
Dimensions du lot: 100 m²

Utility details

Heating: Oui

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.113.550



IMLIX

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