



## Charming Character Apartment With Courtyard.



### Information de l'agent

Nom:	Freddy Rueda
Nom de compagnie:	Freddy Rueda Sarl
Pays:	France
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (467) 363-428
Languages:	English, French
Site web:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 99,000

### Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34480
Soumis:	28/05/2025

### Description:

Village with all amenities, restaurants, grocery store, pizzeria, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the River Orb.

Located on the second floor of an old maison de maître, this character apartment with 48 m2 of living space, including 2 bedrooms, features authentic character and a privileged location in the center of the village. The ground floor features a summer kitchen opening onto a pleasant 13 m2 private courtyard, ideal for outdoor meals or moments of relaxation.

Ground = Entrance onto shared hallway/hall giving access to a 7 m2 private equipped summer kitchen (wall units and base units, sink, fridge, mini-oven, washing machine) with access to an attractive 13 m2 private courtyard.

2nd = 3.6 m2 entrance hall + 22 m2 living room/equipped kitchen (wall and floor units, stove, fridge/freezer, sink) with French windows and balcony + 10.9 m2 bedroom with dressing room + 9.1 m2 bedroom with built-in wardrobe + shower room of 3 m2 (shower, basin and WC).



Miscellaneous = Property tax of 496 Euros + good location + double glazing and electric heating + it may be possible to rent the apartment for 600 Euros, which would correspond to a rental ratio of 7 % + water about 180 Euros/year (divisional sub meter) + co-ownership insurance for the building 200 Euros + voluntary trustee (no charges) + electricity about 800 Euros/year (independent meter) + roof in good condition.

Price = 99.000 Euros (Charming and lightful !)

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 Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 69707

Property Size: 48 m2

Bedrooms: 2

Bathrooms: 1

Reference: SM102000E

## Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Condition: Good

## Commun

Chambres: 2

Salle de bains: 1

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.982.056



# IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

---

