



## Nicely Refreshed Studio Apartment in Historical District



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 83,911.44

### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Pezenas
Indicatif régional:	34120
Soumis:	05/06/2025

### Description:

A charming studio apartment, already nicely refreshed, in the heart of a sought after, very historical small city, accessible by car with nearby parking, in a quiet location, just steps away from all amenities, offering 46 m2 of habitable space with bedroom/lounge/diner, separate equipped kitchen and a nice bathroom (wc, shower, sink). Situated on the 2nd floor, with lots of character, boasting original details and features, sold furnished. Nothing to do, but move in.

A perfect Holiday Home / 'Pieds a Terre'.

- Location: A historical and vibrant small city, 20 minutes to the beach and the Canal du Midi, all commerce and large market every Saturday with everything to offer, very near golf, walks, Beziers airport and a few minutes to the A9 motorway.

- Ground floor: Entrance into common stairwell.

- 2nd floor: Entrance into bright and airy lounge/bedroom/diner of 21 m2, small corridor, equipped kitchen of 11 m2 (units and appliances included), recent bathroom of 4 m2 (shower, basin, wc and



washing machine).

- Sundry: Sold furnished, electric heating, single glazing, mains village water and sewage, fiber optics available, proven rental potential of 45 Euros/night and 1000 Euros/month (seasonal or long term), annual property tax of 550 Euros, co-ownership charges : 1000 Euros a year.

Excellent location, great investment.

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: 46 m2

Bedrooms: 1

Bathrooms: 1

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).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.



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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Commun

Chambres: 1  
Salle de bains: 1

## Utility details

Heating: Oui

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.987.402

