



Charming Village House With 82 M2 Living Space, Beautiful Roof Terrace And Lovely Views.



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
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Languages:	English, French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 115,000

Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34480
Soumis:	13/08/2026

Description:

Nice village with all shops, cafe/restaurant, 20 minutes from Beziers, 5 minutes from Magalas and 30 minutes from the beach.

Charming village house, offering approximately 82 m2 of living space on 4 levels, including 3 bedrooms and a beautiful 12 m2 roof terrace with lovely views. Conveniently located in the centre of the village, 2 minutes from the shops.

Ground= 12 m2 entrance hall with study area + 2.8 m2 hall + wc + 3.2 m2 shower room (shower, washbasin, wc) + storage cellar.

1st = 2.5 m2 hall + 11 m2 fitted kitchen + 9 m2 lounge + 2 m2 shower room (shower, washbasin).

2nd = 2 bedrooms of 13 m2 and 12 m2.

3rd = 1.5 m2 hall + 12 m2 bedroom under roof + 12 m2 roof terrace with lovely views.



Miscellaneous = Annual property tax of 612 Euros + heating needed + not subject to energy performance diagnostics.

Price = 115.000 Euros (Perfect as a 1st investment or as a holiday base)

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

Property Id : 90257

Property Size: 82 m²

Bedrooms: 3

Bathrooms: 2

Reference: AS125000EE

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Commun

Chambres: 3

Salle de bains: 2

Pied carré fini: 82 m²

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Oui

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.820.343



IMLIX

Marché immobilier IMLIX

<https://www.imlix.com/fr/>

