



Character Village House With 3 Bedrooms, 2 Bathrooms, Patio And Roof Terrace With Views



Information de l'agent

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Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 159,000

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Cruzy
Indicatif régional:	34310
Soumis:	30/09/2026

Description:

Village with all shops located at 25 minutes from Narbonne, 30 minutes from Beziers and 40 minutes from the beach !

Character village house with a living space of 158 m2 offering 3 bedrooms (one master), several lounges, kitchen, 2 bathrooms, a laundry room, a cellar/workshop, a courtyard and a superb roof terrace of 27 m2 with beautiful views ! In a quiet place ! Nearby center and parking !

Ground = Entrance on lounge of 19.82 m2 (wood burning stove and nice exposed stone wall) + kitchen of 18.23 m2 (sink and working plan) + laundry room of 10.90 m2 with an independent access + cellar/workshop of 30 m2 (could be converted into a gite) + courtyard of 8.98 m2.

1st = Corridor of 4.25 m2 + bedroom of 19.60 m2 (built-in original cupboards) + communicating bedroom of 10.61 m2 + bathroom of 5.60 m2 (bath, sink) + dressing of 3.96 m2 + WC of 1.72 m2 + master bedroom of 23 m2 with bedroom of 15.56 m2, walk-in dressing of 3.25 m2 and shower room of 4.81 m2 (italian walk-in shower, WC, basin unit, towel dryer).



2nd = Beautiful lounge of 40 m2 with nice exposed beams and original tiled floor plus a kitchen area (sink, working plan, fridge) + attic of 12 m2 + beautiful south facing roof terrace of 27 m2 with stunning view on hills and church.

Exteriors = Patio of 8.98 m2 + magnificent south facing roof terrace of 27 m2 with stunning views.

Extras = Completely renovated (electricity, plumbing, outside facade:) + wood burning stove and electric heating + double glazing in some part + wooden shutters + tiled floor + roof in good state + possibility to create a gite + estimated amount of annual energy consumption for standard use: between 1757 Euros and 2377 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 350 Euros.

Price = 159.000 Euros (Super charming !)

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 : 92520

Property Size: 158 m2

Bedrooms: 3

Bathrooms: 2

Reference: C178200EE

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Commun

Chambres: 3

Salle de bains: 2

Pied carré fini: 158 m²

Utility details

Heating: Oui

Lease terms



IMLIX

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

Date Available:

Contact information

IMLIX ID:

IX9.033.373

