

# Village House With 45 M2 Living Space, Garage Of 30 M2 And Attic To Convert Of 45 M2.



## Ügynök információ

Név:	Freddy Rueda
Cégnév:	Freddy Rueda Sarl
Ország:	France
Experiencie since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Weboldal:	<a href="https://realestateoccitanie.com">https://realestateoccitanie.com</a>

## Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 59,900

## Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Autignac
Irányítószám:	34480
Feladta:	2023. 01. 03.
Leírás:	

Village Circulade with all shops, cafe and school, 15 minutes from Beziers, 25 minutes from the coast and 20 minutes from A9 and A75 motorways.

Village house with 45 m<sup>2</sup> of living space, located in the heart of the village, with great potential as it offers an attic of 45 m<sup>2</sup> that could be converted into additional living space and a garage of 30 m<sup>2</sup>. Semi detached and on a small pedestrian square.

Ground = Garage of about 30 m<sup>2</sup> + entrance hall of 5 m<sup>2</sup>.

1st = Hall of 2 m<sup>2</sup> + living room/non equipped kitchen of 13 m<sup>2</sup> + lounge of 9 m<sup>2</sup> + hall of 1 m<sup>2</sup> + wc + washroom of 4.5 m<sup>2</sup> (shower, washbasin) + bedroom of 8 m<sup>2</sup>.

2nd = Attic that could be converted of about 45 m<sup>2</sup>.

Extras = Insert fireplace + annual land tax of about 400 Euros + some tiles of the roof need to be changed or checked + possible to buy fully furnished (price to be negotiated).

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Price = 59.900 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 Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 61611

Property Size: 45 m<sup>2</sup>

Bedrooms: 1

Bathrooms: 1

Reference: SSM89100E

#### **Other Features**

Immediately Habitable

Private parking/Garage

Renovation required

Rental Potential

#### **Gyakori**

Hálószobák: 1

Fürdőszobák: 1

Kész négyzetméter: 45 nm

#### **Rental details**

Furnished: Yes

#### **Lease terms**

Date Available:

#### **Contact information**

IMLIX ID: IX4.695.563

