



## Large Village House With Commercial Premises, Large Living Area And 4 Bedrooms. Potential



### Ügynök információ

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

### Hirdetés részletei

Ingatlan: Eladó  
Ár: EUR 253,800

#### Elhelyezkedés

Ország: France  
Állam/Régió/Tartomány: Occitanie  
Írányítószám: 34360  
Feladta: 2023. 10. 19.

#### Leírás:

Dynamic village with restaurants, bars, pharmacy, bakery, schools, supermarkets, a great market twice a week,; located at 10 minutes from Cessenon-sur-Orb, 30 minutes from Beziers and 40 minutes from the beach !

Large village house offering a living space of 235 m2 to re-organize entirely, ideal for investors or to create a business. It is composed on 3 levels comprising commercial premises, 3 to 4 bedrooms, a large living room with open kitchen, a washroom, the all right in the heart of center, few meters from the commodities and with a parking nearby !

Ground = Room of 65 m2 with large windows and a wood burning stove (which was used as a commercial premises and could possibly be transformed into a garage) + WC of 4.22 m2 with wash hand basin + room of 17.70 m2 (office).

1st = Beautiful stone staircase leading on a living room of 46 m2 (wooden parquet floor and old decorative fireplace) with an open kitchen (lower units, electric hob, sink, hood) + room of 10 m2 (bedroom) + room of 11.53 m2.



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2nd = Large room of 49 m2 with kitchen (sink, lower units, gas hob) + room of 10 m2 (bedroom) + shower room of 3.60 m2 (WC, shower, basin unit, towel dryer).

3rd = Mezzanine with hall of 6 m2 + room (bedroom) of 11 m2.

Extras = To re-organize entirely + spacious volumes + on main sewage + wood burning stove + estimated amount of annual energy consumption for standard use: between 1943 € and 2629 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + roof is in good condition.

Price = 253.800 € (Ideal investors !)

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](http://georisques.gouv.fr)

Property Id : 51108

Property Size: 235 m2

Property Lot Size: 105 m2

Bedrooms: 4

Bathrooms: 1

Reference: SCC275000E

## Other Features

Immediately Habitable

Renovation required

Rental Potential

Állapot: Good

## Gyakori

Hálósobák: 4

Fürdőszobák: 1

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.040.931



# IMLIX

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