



## Very Pretty Fisherman's House, Completely Renovated, Of 90 M2 With 3 Bedrooms, An Intimate Courtyard And Unique Location With Direct View Of The Lagoon.



### 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:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 312,481.52

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Bages
Irányítószám:	11100
Feladta:	2025. 07. 01.
Leírás:	

Rare location in an seaside authentic village for this townhouse with direct views of the lagoon and sea, 5 minutes from Narbonne, in a highly sought-after village. A home to fall in love with.

Very pretty fisherman's house, completely renovated in 2007, with 90 m2 of living space including 2/3 bedrooms and 2 wash rooms/WC's, on the edge of the lagoon with direct views of the water and nature, in a picturesque, dynamic artists' village with 5 restaurants, a surf spot, and pink flamingos. A green and intimate 9 m2 courtyard at the level of the living room offers a direct view of the water. This unique house is not overlooked and is located in a timeless setting close to everything. A rare and precious location. Possibility of a shop, gallery, independent apartment on the ground floor if desired or simply for use as a large house.

Ground = 2 separate entrances if you want to separate the lower from the upper floors + 13 m2 room with triple bay window and professional sink giving direct access to the street and the lagoon/shores + 10 m2 room opening onto this front room (shower, laundry area) + WC + ideal as an Airbnb or office or art



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gallery or business (authorization obtained for this).

1st = 30 m2 living room/kitchen (upper and lower cabinets, hob, dishwasher) opening onto the intimate and green 9 m2 courtyard with a view of the water and boats.

2nd = 11 m2 bedroom with direct view of the water + 14 m2 bedroom with French doors opening onto the courtyard below, not overlooked.

3rd = Storage mezzanine of approximately 7 m2 or additional sleeping space for children.

Miscellaneous = Annual property tax of 400 Euros + estimated annual energy costs for standard use: between 1000 Euros and 1200 Euros per year including heating + modern electric radiators (house very easy to heat) + excellent sun exposure at the front and rear, especially in winter + unique, rare and highly sought-after location in a beautiful and authentic village + no work required as the house was completely renovated in 2007 by the previous owner, who was a professional builder + public parking right in front of the house.

Price = 269.000 Euros (Unique, rare, potential for income or business/gallery, quality of life, peace and beauty)

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 : 71915  
Property Size: 90 m2  
Bedrooms: 3  
Bathrooms: 2  
Reference: B269000E

## Other Features

Courtyard  
Immediately Habitable  
Latest properties  
Outside space  
Rental Potential

## Gyakori

Hálósobák:	3
Fürdőszobák:	2

## Utility details



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Heating:

Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX7.239.692

