



Atypical Village House With 60 M2 Of Living Space In Need Of Modernisation, Close To The River Beaches.



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:	USD 80,980.43

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Irányítószám:	34460
Feladta:	2025. 08. 11.
Leírás:	

A lively village on the banks of the Orb river with all amenities, cafes and restaurants, 30 minutes from Beziers and the motorways, as well as the beaches.

Located in a peaceful and authentic setting, this pretty village house offers great potential after renovation. It has 3 floors and offers approximately 60 m2 of living space, including 2 bedrooms. Ideal as a holiday home or for seasonal rentals, it is just a stone's throw from the river beaches, a perfect location for nature lovers and swimmers.

Ground = 5 m2 entrance hall + WC + 2 m2 shower room (shower, washbasin) + 10 m2 cellar opening onto a small 3.5 m2 courtyard.

1st = 13 m2 kitchen with wood-burning stove, opening onto a 15 m2 living room.

2nd = 10 m2 bedroom with access to another 15 m2 bedroom.

Miscellaneous = Electric heating + single glazing + property tax of 707 Euros + ideal for seasonal rentals + modernisation work required.



Price = 69.300 Euros (Nice little project !)

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 : 73416
Property Size: 60 m2
Bedrooms: 2
Bathrooms: 1
Reference: C69300E

Other Features

Courtyard
Immediately Habitable
Latest properties
Outside space
Renovation required
Rental Potential

Gyakori

Hálósobák:	2
Fürdőszobák:	1
Kész négyzetméter:	60 nm

Utility details

Heating:	Yes
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.431.376
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