



Charming Entirely Renovated Village House With 2 Bedrooms, 2 Shower Rooms And A Gorgeous Not Overlooked Terrace.



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 284,306.11

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Pezenas
Irányítószám:	34120
Feladta:	2025. 10. 28.
Leírás:	

Pretty village, 5 minutes from Pezenas, 20 minutes to the beach and the Canal du Midi, all commerce and weekly market, very near golf, walks, airport and a close to the A9 motorway and Beziers.

In a quiet location in the heart of the village, charming house, entirely renovated with quality materials with 105 m2 of living space, offering lounge/equipped kitchen/dining area, 2 - 3 bedrooms, 2 shower rooms and a gorgeous not overlooked terrace. Parking nearby. Lots of character, boasting original details and features. A must see !

Ground = Entrance into the lounge of about 35 m2 with a lovely well equipped, stylish kitchen and dining area with a french door to a small lane behind the house.

1st = Bedroom of 15 m2 with wardrobe + shower room of 3 m2 (shower, wc, sink) + anteroom (can be made into separate bedroom with easy diving wall) + corridor to 2nd floor.



2nd = Spacious landing with space for summer kitchen + bright and airy bedroom of 16 m2 with glass doors and stone pointed walls + shower room of 5 m2 (shower, wc, sink) + fabulous not overlooked terrace of 14 m2 (spacious enough to seat 8).

Sundry = Furniture negotiable subject to offer + entirely renovated (electrics and plumbing done, roof revised) + electric heating + possible to install wood burner in the lounge + high quality double glazing + mains water and sewage + fiber optics available + estimated amount of annual energy consumption for standard use: between 1570 Euros and 2150 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 751 Euros.

Price = 247.500 Euros (Excellent location, not to be missed !)

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 : 76340
Property Size: 105 m2
Bedrooms: 2
Bathrooms: 2
Reference: VP247500E

Other Features

Immediately Habitable
Latest properties
Outside space
Rental Potential
Terrace

Gyakori

Hálósobák:	2
Fürdőszobák:	2
Kész négyzetméter:	105 nm

Utility details

Heating:	Yes
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.787.754
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