



## Furnished And Renovated Duplex Apartment



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 129,083.69

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Irányítószám:	34480
Feladta:	2026. 03. 11.

#### Leírás:

Charming, renovated and furnished duplex apartment with character and original features, conveniently located in the centre of the village on the ground floor and the first floor of an old maison de maitre, offering 60 m2 of living space including 2 bedrooms, a mezzanine/3rd bedroom and a 8.5 m2 courtyard. Bright and comfortable with lots of character. Sold furnished.

Ideal home, holiday home or buy to rent/airbnb.

- Location: Village with shops, restaurants, grocery, pizzeria, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.

- Ground floor: 11.5 m2 fitted kitchen (wall and floor units, electric oven with hob, new fridge/freezer, new tumble dryer, washing machine and microwave ) with direct access to private 8.5 m2 courtyard with furniture and barbeque.

- 1st floor: Access via a 9.8 m2 mezzanine/3rd bedroom with double sofa bed and dresser, a 9.2 m2 fully furnished living room with double French doors onto balcony with recently renovated wooden shutters, a 1.8 m2 hall with walk in storage room, a 3.8 m2 shower room (wc, walk in shower, washbasin and cupboard), a 9.8 m2 bedroom with double bed, wardrobe, dresser and French doors onto balcony with



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recently renovated shutters, a 9 m<sup>2</sup> bedroom with double bed and dresser.

- Miscellaneous: Electric heating, double glazing, property tax of 480 Euros, estimated amount of annual energy consumption for standard use: between 1601 Euros and 2167 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions ), it may be possible to rent the flat out for 620 Euros, which would correspond to a rental income of 6%, water on a sub-metre, co-ownership insurance for the building of 200 Euros, voluntary trustee (no charges), electricity on an independent meter, roof in good condition, there is also a possibility of purchasing a stone garage for an additional 25.000 Euros, located less than 100 m from the property.

Very pretty and ideally located in the centre of this desirable village.

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.

#### Other Features

Property Size: 60 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city



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(Montpellier).

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Gyakori

Hálósobák: 3  
Fürdőszobák: 1  
Telekméret: 9 nm

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Yes

## Rental details

Furnished: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.259.070



IMLIX

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