



## Charming Characterfull Village House With 3 Bedrooms, 2 Bathrooms And A Pleasant Roof 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:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 214,901.68

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Irányítószám:	34360
Feladta:	2026. 06. 02.

### Leírás:

Hamlet without shops, but only 2 minutes from Saint-Chinian, 5 minutes from Cessenon-sur-Orb and 40 minutes from the beach !

Charming characterfull village house entirely renovated, offering a living space of 118 m<sup>2</sup>, it is composed of 3 bedrooms (2 are masters), 2 bathrooms/shower rooms, several lounges, a fully equipped kitchen, a cellar and a pleasant roof terrace, not overlooked. Charming with some character ! Quiet and parking spaces nearby !

Ground = Cellar of about 12 m<sup>2</sup> + entrance on fully equipped kitchen of 16.94 m<sup>2</sup> (lower units sink, electric oven, fridge, dish washer, central island and beautiful travertin floor) + WC of 2.04 m<sup>2</sup> + lounge of 12.91 m<sup>2</sup> (wooden parquet floor).

1st = Hall of 1 m<sup>2</sup> + bedroom of 14.73 m<sup>2</sup> + corridor of 4.43 m<sup>2</sup> + master bedroom of 24.33 m<sup>2</sup> comprising a bedroom of 14.02 m<sup>2</sup> and en suite bathroom of 10.31 m<sup>2</sup> (basin unit, bath, WC, laundry area).

2nd = Bedroom of 15.56 m<sup>2</sup> with en suite shower room (basin unit, italian walk-in shower) + lounge of



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25 m2 + WC of 2 m2 + access to the terrace of 12 m2.

Exterior = A superb terrace of 12 m2, very charming, not overlooked !

Extras = Entirely renovated (electricity, plumbing, interior:) + possibility of being sold fully furnished + reversible air conditioning + double glazing + wooden shutters + parquet and tiled floors + on main sewage + roof is good + estimated amount of annual energy consumption for standard use: between 1110 Euros and 1550 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 430 Euros only.

Price = 185.760 Euros (Charming !)

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 : 86022  
Property Size: 118 m2  
Bedrooms: 3  
Bathrooms: 2  
Reference: PS232000EE

### Other Features

Immediately Habitable  
Latest properties  
Outside space  
Rental Potential  
Terrace

### Gyakori

Hálósobák:	3
Fürdőszobák:	2
Kész négyzetméter:	118 nm

### Rental details

Furnished:	Yes
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX8.541.968
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