



Beautiful Town House Full Of Character Offering 195 M2 Of Living Space, A Delightful Courtyard With Jacuzzi And A Pleasant Terrace, In The Heart Of The Center



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:	EUR 326,160

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Capestang
Irányítószám:	34310
Feladta:	2026. 07. 06.
Leírás:	

A very charming town on the Canal du Midi with all shops and restaurants, 20 minutes from Beziers, 20 minutes from Narbonne and 25 minutes from the beaches !

Beautiful town house full of character, in perfect condition, offering 195 m2 of living space, comprising 4/5 bedrooms (including a master suite), 3 bathrooms, a nice living area, a kitchen and a charming lounge. In addition, a delightful landscaped courtyard of approximately 80 m2, featuring a spa/jacuzzi and a pleasant covered terrace. Located right in the heart of the town center !

Ground = Entrance opening onto a 41.20 m2 living room with access to the courtyard + fitted kitchen of 7.04 m2 (wall and base units, sink, gas hob, electric oven, fridge, dishwasher) + lounge of 15.02 m2 with insert fireplace + large cupboard of 2.46 m2 + WC of 0.87 m2 with hand basin.

1st = Hall of 10.24 m2 with access to a terrace + 2 bedrooms of 15.19 m2 and 11.65 m2 + shower room of 4.31 m2 (shower, washbasin, WC) + master suite of 28 m2 comprising a bedroom of 14.71 m2 (access



to terrace) as well as its en-suite bathroom of 7.42 m² (shower, washbasin, WC, bathtub) and its dressing room of 5.56 m².

2nd = Magnificent room of over 30 m² + shower room of 4.87 m² (shower, washbasin, WC) + room of 20.69 m².

Exterior = Charming landscaped courtyard of approximately 80 m² with spa/jacuzzi + covered terrace of 20 m² + automatic irrigation + beautiful fountain + lightings.

Additional features = Reversible air conditioning + electric heating + insert fireplace + superb renovation + no work required + double glazing + wooden shutters + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 2230 Euros and 3070 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 844 Euros.

Price = 326.160 Euros (Superb !)

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 Geo-risks website: georisques.gouv.fr

Property Id : 88144
Property Size: 195 m²
Bedrooms: 5
Bathrooms: 3
Reference: C326160EEE

Other Features

Courtyard
Immediately Habitable
Latest properties
Outside space
Rental Potential
Terrace

Gyakori

Hálósobák:	5
Fürdőszobák:	3
Kész négyzetméter:	195 nm

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.682.811

