



Nice Village House With 82 M2 Of Living Space, Cellar Of 50 M2, Roof Terrace And Attic.



Informazioni sull'Agente

Nome:	Freddy Rueda
Nome della ditta:	Freddy Rueda Sarl
Nazione:	France
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 180,187.74

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	34490
Pubblicato:	15/05/2023

Descrizione:

Village with all shops, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

Large village house with 82 m² of living space including 3 bedrooms and 2 bathrooms, plus a cellar of 50 m², an attic (that could be converted into a summer kitchen) of 26 m² with access to a roof terrace of 15 m². Well located in the medieval part of the village. Sold furnished.

Basement = 2 cellars of 22 m² and 35 m².

Ground = Living room/kitchen of 16 m² (cupboards, sink, electrical oven, gas hob, fridge) + hall of 5.2 m² + lounge of 17 m² with fireplace + bathroom of 4 m² (washbasin, bath and WC).

1st = Hall of 3.7 m² + 2 bedrooms of 10 m² and 9 m² + en suite bedroom of 13 m² en suite with washroom of 3.6 m² (shower, washbasin and WC).

2nd = Attic to convert of 26 m² with kitchen area (work surface and gas hob) and access to a terrace of



15 m2 (possibility to install a decking to have the views).

Extras = Annual land tax of 638 € + estimated amount of annual energy consumption for standard use: between 916 € and 1240 € per year. Average energy prices indexed to the year 2022 (including subscriptions) + house in excellent condition.

Price = 159.000 € (Ready to move in)

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 : 61558
Property Size: 82 m2
Bedrooms: 3
Bathrooms: 2
Reference: CMC189000E

Other Features

Immediately Habitable
Outside space
Rental Potential
Terrace

Condizione: Excellent

Comune

Camere da letto: 3
Bagni: 2

Rental details

Furnished: Sì

Lease terms

Date Available:

Contact information

IMLIX ID: IX4.695.463



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