



## Nice Village House In Very Good Condition With 115 M2 Of Living Space And Possibility To Create A Roof Terrace.



### Informazioni sull'Agente

Nome:	Freddy Rueda
Nome della ditta:	Freddy Rueda Sarl
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Experience since:	
Tipo di servizio:	Selling a Property
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 103,565.37

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	34480
Pubblicato:	07/04/2023

### Descrizione:

Nice village with all shops, bar/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast.

Nice village house in very good condition, offering about 115 m2 of living space including 3 bedrooms plus an attic of about 15 m2 that could be converted into a roof terrace. It is well located in the centre of the village.

Ground = Entrance onto an equipped kitchen/living room of 20 m2 (lower units, sink, hob, electric oven and fridge) + hall of 3 m2 + laundry room of 6 m2 + bathroom of 4.5 m2 (bath, washbasin and bidet + WC).

1st = Landing of 2 m2 + lounge of 23 m2 with insert fireplace + bedroom of 17 m2 (no window).

2nd = Hall of 2 m2 with cupboard + 2 bedrooms of 20 m2 and 14 m2 .



3rd = Attic of about 15 m2 .

Extras = Electric heating and fireplace + estimated amount of annual energy consumption for standard use: between 1156 € and 1564 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 300 €.

Price = 89.000 € (Pretty village house with potential for a roof terrace)

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 : 62097

Property Size: 115 m2

Bedrooms: 3

Bathrooms: 1

Reference: AS118800E

## Other Features

Immediately Habitable

Rental Potential

Condizione: Very Good

## Comune

Camere da letto: 3

Bagni: 1

## Utility details

Heating: Sì

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.695.500



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