



Nice Village Home With 185 M2 Of Living Space Including A Studio Plus A Sunny Roof Terrace



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
Telefono:	+33 (467) 363-428
Languages:	English, French
Sito web:	https://realestateoccitane.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 178,430.77

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Magalas
Cap:	34480
Pubblicato:	08/09/2023

Descrizione:

Village with all shops, cafe, school, 20 minutes from Beziers, 20 minutes from Bedarieux and 30 minutes from the coast.

Large village home (former grocery of the village) with 185 m2 living space including an brand new independent studio and its bathroom then 3 bedrooms and 2 bathrooms. With also a large and sunny roof terrace. Charming!

Ground = Entrance hall of 16 m2 + studio of 30 m2 with a washroom (shower, washbasin, wc) with a kitchen corner (work surface and sink).

1st = Lounge of 13 m2 with access to second floor A + wc with handbasin + dining room of 17 m2 with additional access to second floor B + equipped kitchen of 18 m2 (upper and lower units, hob, sink, extractor fan, dishwasher, fridge) + washroom of 3 m2 (shower, washbasin).

2nd (A) = Bedroom of 15.5 m2 with access to B + stairs to access 3rd floor A.



2nd (B) = En suite bedrooms of 17 m2 with a bathroom of 13 m2 (shower, bath, washbasin, wc) + stairs to access 3rd floor B.

3rd (A) = Bedroom of 15 m2.

3rd (B) = Lounge of 14 m2 leading onto a superb roof terrace of 17 m2 with lovely views onto the castle.

Sundry = Electrical heating + annual land tax of about 700 € + electricity in good condition + double glazed windows + estimated amount of annual energy consumption for standard use: between 2431 € and 3289 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 165.000 € (Very nice home and potential income with the studio)

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 : 52078

Property Size: 185 m2

Property Lot Size: 57 m2

Bedrooms: 4

Bathrooms: 3

Reference: LMF192500EC

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Condizione: Good

Comune

Camere da letto: 4

Bagni: 3

Utility details

Heating: Sì

Lease terms

Date Available:



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Contact information

IMLIX ID:

IX4.857.429

