



## Former Winegrower House With 90 M2 Of Living Space, Large Garage And Convertible Attic.



### Informazioni sull'Agente

Nome:	Freddy Rueda
Nome della ditta:	Freddy Rueda Sarl
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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 156,178.52

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	34480
Pubblicato:	08/11/2023

### Descrizione:

Nice village with all shops, bar, restaurant and school, 20 minutes from Beziers, and 25 minutes from the coast.

Former winegrower house to modernise with 90 m2 of living space plus an attic of 60 m2 that could be converted into additional living space and/or a roof terrace plus a garage of 60 m2. Well located in the village, a few steps away from amenities.

Ground = Garage of 60 m2 (with a window) + entrance hall of 16 m2 with WC.

1st = Hall of 6.5 m2 + lounge of 13 m2 + dining room of 15.6 m2 + kitchen of 13 m2 + shower room of 4 m2 (shower, washbasin) + WC + bedroom of 10 m2 + office of 7.2 m2 (no window).

2nd = Bedroom of 9.6 m2 + attic of 60 m2.

Extras = Electric heating and oilburner + doubled glazed windows + sound house but large modernisation to foresee + not subject to energy performance diagnostics + roof in very good condition, better



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insulation to foresee + annual land tax valuated at about 900 Euros.

Price = 135.000 Euros (Potential !)

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 : 75208  
Property Size: 90 m2  
Bedrooms: 2  
Bathrooms: 1  
Reference: AMS159000E

### Other Features

Private parking/Garage  
Renovation required

Condizione: Very Good

### Comune

Camere da letto: 2  
Bagni: 1  
Finito piedi quadrati: 90 mq  
Dimensione del lotto: 100 mq

### Utility details

Heating: Sì

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX5.113.550



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