



Cosy Village House With 92 M2 Living Space And Roof Terrace In A Charming Village.



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:	EUR 135,000

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Laurens
Cap:	34480
Pubblicato:	12/07/2024

Descrizione:

Nice village with all shops, grocery, bakery, bar/restaurant, schools, 20 minutes from Beziers and 25 minutes from the beaches.

Charming, cosy village house offering around 92 m2 of living space on 3 levels, including 2 bedrooms, 2 shower rooms, plus an 18 m2 roof terrace with lovely views over the village. Ideal for holidays or seasonal lets.

Basement = 2 cellar workshops of 18 m2 and 13.5 m2 (bike storage etc.)

Ground (2 steps) = Entrance into 18 m2 fitted kitchen (hob, extractor fan, oven, sink, fridge) + 13.5 m2 sitting room with access to balcony + 3.3 m2 shower room (WC, washbasin, shower).

1st= 1.8 m2 hall + 13.7 m2 bedroom + 11.6 m2 bedroom with access to shower room + 7.3 m2 shower room (shower, washbasin, WC).



2nd = 22 m2 room with access to a 18 m2 terrace.

Miscellaneous = Heating required + pleasant and very private terrace + not subject to energy performance diagnostics + land tax of about 650 Euros.

Price = 135.000 Euros (Very cosy house with 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

Property Id : 62233

Property Size: 92 m2

Bedrooms: 2

Bathrooms: 2

Reference: AL155000E

Other Features

Immediately Habitable

Outside space

Rental Potential

Terrace

Comune

Camere da letto: 2

Bagni: 2

Finito piedi quadrati: 92 mq

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Sì

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.906.202



IMLIX

Mercato Immobiliare IMLIX

<https://www.imlix.com/it/>

