



Comfortable 85 M2 Village House With Large 40 M2 Terrace, 60 M2 Small Garden, Workshop And Garage.



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 171,295.82

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Bédarieux
Cap:	34600
Pubblicato:	21/03/2025

Descrizione:

Nice little town in the Orb valley, primary and secondary schools, cafes, restaurants, supermarkets, 30 minutes from Beziers, 10 minutes from Lac du Salagou and 45 minutes from the beaches.

Town house in need of refurbishment (probably part of an old textile factory) with 85 m2 of living space, including one bedroom plus office and one bedroom for a single bed. Superb 40 m2 terrace with river views and 60 m2 small garden plus a fairly large 30 m2 garage and 60 m2 workshop. The house is very sound and just needs a little interior refreshment. Sold furnished ! Great location.

Ground floor = 30 m2 garage + 60 m2 workshop with former interior "boutique".

1st floor = 4 m2 hall + 12 m2 kitchen with access to a 40 m2 terrace (south-facing) + 11 m2 living room + 14.5 m2 dining room.

1st (half floor) = 8 m2 hall + 12.5 m2 bedroom + 7 m2 study which can accommodate a small sofa bed + 8.3 m2 single bedroom + WC + 4.4 m2 bathroom (bath, washbasin, bidet).



Exterior = 40 m2 terrace + 60 m2 garden/yard.

Miscellaneous = Oil-fired central heating + property tax of about 300 Euros (expect a small increase) + estimated amount of annual energy consumption for standard use: between 2176 Euros and 2944 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + refreshments to be carried out, but the house is very sound !

Price = 151.200 Euros (In the city center with a small garden and a great 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 Geo-risks website: georisques.gouv.fr

Property Id : 65845
Property Size: 85 m2
Property Lot Size: 180 m2
Bedrooms: 2
Bathrooms: 1
Reference: B145000E

Other Features

Immediately Habitable
Latest properties
Outside space
Private parking/Garage
Rental Potential
Terrace
With Land/Garden

Comune

Camere da letto:	2
Bagni:	1

Utility details

Heating:	Si
----------	----

Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.762.132
-----------	-------------



IMLIX

Mercato Immobiliare IMLIX
<https://www.imlix.com/it/>

