



Small Stone Cottage In The Heart Of A Renowned Wine-Growing Village, Offering 70 M2 Of Fully Furnished Habitable Space.



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
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 89,013.95

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Faugeres
Cap:	34600
Pubblicato:	17/04/2025

Descrizione:

Picturesque village with no shops (itinerant shops), 5 minutes from Laurens (shops and restaurants), 25 minutes from Beziers and the freeways, and 30 minutes from the beaches.

Nestled in one of the region's most charming villages, famous for its vineyards, this adorable stone house with 70 m2 of living space, including one double bedroom and 2 single bedrooms, will win you over at first glance. Entirely furnished with taste, it combines the cachet of the past with today's comforts. A real cocoon, ready to welcome you without the slightest effort, ideal for a second home or a charming pied-a-terre among the vines.

Ground = 2 cellars of 10 m2 and 20 m2.

1st = Entrance into 25 m2 living room/equipped kitchen (wall/dish units, stove, fridge) + a few steps down give access to a 19 m2 living room with fireplace + a few steps up give access to a 9 m2 mezzanine



double bedroom (superb views from the window).

2nd = 2 m2 hall + 2 single bedrooms of 7 m2 and 6.5 m2 (can be combined to make a double bedroom) + 3.5 m2 shower room (shower, washbasin, WC).

Miscellaneous = 416 Euros property tax + not subject to energy performance diagnostics + sold furnished.

Price = 79.900 Euros (Super cosy)

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 : 67796

Bedrooms: 3

Bathrooms: 1

Reference: CD79900E

Other Features

Immediately Habitable

Latest properties

Rental Potential

Comune

Camere da letto: 3

Bagni: 1

Rental details

Furnished: Sì

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.887.638



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