



## A Charming Studio Apartment, Nicely Refreshed, In The Heart Of A Sought After Historical City.



### 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:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 71,500

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Pezenas
Cap:	34120
Pubblicato:	04/06/2025

### Descrizione:

A historical and vibrant small city, 20 minutes to the beach and the Canal du Midi, all commerce and large market every saturday with everything to offer, very near golf, walks, Beziers airport and a few minutes to the A9 motorway.

A charming studio apartment, already nicely refreshed, in the heart of a sought after, very historical small city, accessible by car with nearby parking, in a quiet location, just steps away from all amenities, offering 46 m2 of habitable space with bedroom/lounge/diner, separate equipped kitchen and a nice bathroom (wc, shower, sink). Situated on the 2nd floor, with lots of character, boasting original details and features, sold furnished. Nothing to do, but move in. A perfect 'pieds a terre'!

Ground = Entrance into common stairwell.

2nd = Entrance into bright and airy lounge/bedroom/diner of 21 m2 + small corridor + equipped kitchen of 11 m2 (units and appliances included) + recent bathroom of 4 m2 (shower, basin, wc and washing machine).



Sundry = Sold furnished + electric heating + single glazing + mains village water and sewage + fiber optics available + proven rental potential of 45 Euros/night and 1000 Euros/month (seasonal or long term) + estimated amount of annual energy consumption for standard use: between 536 Euros and 726 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 550 Euros + co-ownership charges : 1000 Euros/year.

Price = 71.500 Euros (Excellent location, great investment !)

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](https://georisques.gouv.fr)

Property Id : 70396  
Property Size: 46 m2  
Bedrooms: 1  
Bathrooms: 1  
Reference: P71500E

## Other Features

Immediately Habitable  
Latest properties  
Rental Potential

## Comune

Camere da letto:	1
Bagni:	1

## Utility details

Heating:	Sì
----------	----

## Rental details

Furnished:	Sì
------------	----

## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.987.371
-----------	-------------



# IMLIX

**Mercato Immobiliare IMLIX**

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

---

