



## Attractive Village House With 87 M2 Living Space And Roof Terrace In A Lively Seaside Town.



### 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 245,948.26

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Marseillan
Cap:	34340
Pubblicato:	03/12/2025

### Descrizione:

Nice little town on the Etang de Thau with all shops, port, beach and restaurants, 20 minutes from Pezenas, 20 minutes from Beziers and 20 minutes from Montpellier.

Very attractive village house with 87 m2 of living space including 2/3 bedrooms, located in the heart of a charming, lively seaside town just 2 steps from shops, the marina and the beach. Enjoy the roof terrace when you return from the beach! House sold furnished.

Ground = 6 m2 entrance hall opening onto a large 32 m2 room serving as bedroom + WC with washbasin.

1st = 18 m2 living room/kitchen (wall and floor units, hob, fridge, washing machine) opening onto a 12 m2 sleeping area + 4 m2 shower room (shower, washbasin, basin).

2nd = Direct access to a 15 m2 bedroom with access to a 15 m2 terrace.



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Miscellaneous = Annual property tax of 1183 Euros + estimated amount of annual energy consumption for standard use: between 590 Euros and 830 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + electric heating and pellet stove + sold furnished.

Price = 209.000 Euros (Quiet location in the heart of town!)

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

Property Id : 78014

Property Size: 87 m2

Bedrooms: 3

Bathrooms: 1

Reference: MA234000E

## Other Features

Immediately Habitable

Latest properties

Near the coast

Outside space

Rental Potential

Terrace

## Comune

Camere da letto: 3

Bagni: 1

Finito piedi quadrati: 87 mq

## Utility details

Heating: Sì

## Rental details

Furnished: Sì

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.010.457



# IMLIX

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