



Charming Village House With 82 M2 Living Space, Beautiful Roof Terrace And Lovely Views.



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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Languages:	English, French
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 133,803.27

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	34480
Pubblicato:	13/08/2026

Descrizione:

Nice village with all shops, cafe/restaurant, 20 minutes from Beziers, 5 minutes from Magalas and 30 minutes from the beach.

Charming village house, offering approximately 82 m2 of living space on 4 levels, including 3 bedrooms and a beautiful 12 m2 roof terrace with lovely views. Conveniently located in the centre of the village, 2 minutes from the shops.

Ground= 12 m2 entrance hall with study area + 2.8 m2 hall + wc + 3.2 m2 shower room (shower, washbasin, wc) + storage cellar.

1st = 2.5 m2 hall + 11 m2 fitted kitchen + 9 m2 lounge + 2 m2 shower room (shower, washbasin).

2nd = 2 bedrooms of 13 m2 and 12 m2.

3rd = 1.5 m2 hall + 12 m2 bedroom under roof + 12 m2 roof terrace with lovely views.



Miscellaneous = Annual property tax of 612 Euros + heating needed + not subject to energy performance diagnostics.

Price = 115.000 Euros (Perfect as a 1st investment or as a holiday base)

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 : 90257
Property Size: 82 m2
Bedrooms: 3
Bathrooms: 2
Reference: AS125000EE

Other Features

Immediately Habitable
Latest properties
Outside space
Rental Potential
Terrace

Comune

Camere da letto:	3
Bagni:	2
Finito piedi quadrati:	82 mq

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Si
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.820.343
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