



## Pretty And Spacious Character Village House With 108 M2 Of Living Space And Roof Terrace.



### Agent Info

Naam:	Freddy Rueda
Bedrijfsnaam:	Freddy Rueda Sarl
Mistlampen:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (467) 363-428
Languages:	English, French
Website:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 207,754.08

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34290
Geplaatst:	22-05-2023

### Omschrijving:

Village with all shops and services, 5 minutes from Servian, 15 minutes from Pezenas and motorway, and 25 minutes from the coast.

Spacious character village house offering 108 m2 living space including 3 bedrooms plus a very nice roof terrace of about 15 m2. A must see !

Ground = Entrance onto a living room/kitchen of 35 m2 with fireplace + WC + laundry area.

1st = Hall of 8 m2 + bedroom of 15.3 m2 + bedroom of 16 m2 + bathroom of 6.7 m2 (bath, WC and 2 washbasins).

2nd = Bedroom/leisure room of 23 m2 (possibility to have it independent from the terrace ) with access to the terrace of 15 m2.

Extras = Sound home + good location + very pleasant village + fireplace and electric heating + estimated amount of annual energy consumption for standard use: between 2090 Euros and 2890 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual land tax of 763 Euros.



Price = 179.800 Euros (Cosy and with a super 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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 57426  
Property Size: 108 m<sup>2</sup>  
Property Lot Size: 66 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 1  
Reference: AP189000E

### **Other Features**

Immediately Habitable  
Outside space  
Rental Potential  
Terrace

### **Algemeen**

Slaapkamers:	3
Badkamers:	1
Afgewerkte vierkante meter:	108 m <sup>2</sup>
Lot Afmeting:	66 m <sup>2</sup>

### **Utility details**

Heating:	Ja
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX4.695.496
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