



## Villa To Renovate Into Apartments Or Into A Family Home, On 356 M2 At 5 Minutes From The Beach.



### Agent Info

Naam:	Freddy Rueda
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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Website:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 327,258.58

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Béziers
Postcode:	34500
Geplaatst:	15-06-2023

### Omschrijving:

Town with all shops and commerce, train station and river, at 5 minutes from the sea, 15 minutes from the A75 and A9 motorways and 20 minutes from Beziers.

Villa built in 1966, offering the possibility to create a large family home or 2/3 apartments (the 3rd could be an extension of the house as the land can be built on 70%). Each apartment could have its own little garden area. Just 5 minutes from the beach, from a large shopping centre and in a dynamic town of the coast (lively both winter and summer).

Exterior = 3 faces house with garden all around.

Divers = Annual land tax to be expected depending on projet (around 1500 Euros) + sound house + double glazing + not subject to energy performance diagnostics + the house could be bought fully renovated (3 bedrooms, 2 bathrooms) for 465.000 Euros.

Price = 279.000 Euros (Good project, lots of possibilities)

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 : 38695  
Property Lot Size: 356 m<sup>2</sup>  
Reference: ABC329000E

## Other Features

Near the coast  
Outside space  
Renovation required  
Rental Potential  
With Land/Garden

## Algemeen

Lot Afmeting: 356 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.695.518

