



## Character Village House With 3 Bedrooms, Terrace, Cellar And Convertible Attic



### Agent Info

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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 78,546.77

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34260
Geplaatst:	03-01-2023
Omschrijving:	

Nice village in the heart of the Natural Park of Languedoc, with some shops (tabac, bakery, grocery, pharmacy, bar, poste office), located at 10 minutes from La Tour sur Orb, 35 minutes from Avene and 1h from the beach.

Character village house (dating from 1849, 2 faces) with a living space of 120 m<sup>2</sup>, offering 3 bedrooms, a washroom, a kitchen with a dining area that leads on a cute terrace, a room that could be transformed as a bedroom, plus 60 m<sup>2</sup> of cellars and about 80 m<sup>2</sup> of convertible attic.

Ground = Vaulted cellars of about 60 m<sup>2</sup> in total.

1st = Living room (lounge) of 20 m<sup>2</sup> with an insert fireplace + room of 8.15 m<sup>2</sup> + kitchen (double sink and 2 balconies) with a dining area that leads on a beautiful small terrace of 9 m<sup>2</sup> (with nice view on the church) + hall of 2.32 m<sup>2</sup> + WC of 1 m<sup>2</sup> + shower room of 3.56 m<sup>2</sup> (bath, sink and bidet).

2nd = Hall of 3.57 m<sup>2</sup> + bedroom of 10.31 m<sup>2</sup> (adjoining) + bedroom of 9.93 m<sup>2</sup> + bedroom of 14.36 m<sup>2</sup> (cupboard and beautiful old wooden fireplace) + room of 21 m<sup>2</sup> to convert.

3rd = Large convertible attic of about 80 m<sup>2</sup>.



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Extras = Simple glazing + shutters + insert fireplace in lounge + oil burning stove in kitchen + electric heating (to replace) + new roof from 2011 + some modernisation to foresee (interior refreshments/electricity/plumbing) + estimated amount of annual energy consumption for standard use: between 1716 € and 2322 € per year. Average energy prices indexed to the year 2022 (including subscriptions) + annual land tax of about 560 €.

Price = 67.500 € (Great small project)

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 : 58735

Bedrooms: 3

Bathrooms: 1

Reference: GT79200E

## Other Features

Immediately Habitable

Outside space

Rental Potential

Terrace

## Algemeen

Slaapkamers: 3

Badkamers: 1

## Utility details

Heating: Ja

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.695.542



# IMLIX

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