



## Single Storey Villa To Refresh Offering 4 Bedrooms And A Garage On A 1440 M2 Plot With Views, Near The River.



### 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 330,653.08

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34460
Geplaatst:	26-01-2024
Omschrijving:	

A sought-after village on the banks of the river Orb with all shops, cafes, restaurants, supermarkets, pharmacy, bakeries, butchery, schools: located at 10 minutes from Roquebrun, 25 minutes from Beziers and 30 minutes from the beach !

Spacious single storey villa of the 80's to refresh, with about 110m2 of living space comprising of a spacious open-plan kitchen and lounge of about 60 m2 with dining area and fireplace, 4 bedrooms, 3 bathrooms and garage, on a gated plot of 1440 m2 with views. Just a few minutes walk to all shops and the river. A comfortable villa, a perfect holiday home or gite, ready to move into, envisioning some basic updating, refreshments and repairs.

Inside = Entrance into the lounge of about 50 m2 with an insert fireplace and leading into to the open kitchen of about 12 m2 + corridor + bedroom of 12 m2 with shower room (shower, WC, sink) + corridor to the garage + 3 bedrooms of 12 m2 each + bathroom (bath, wc, sink) + shower room (shower, wc, sink) + garage of about 30 m2, access from outside and inside.

Exterior = Fenced plot of 1440 m2 with a gate to the river + long driveway, ensuring privacy + large pool



of 5×10 m to renovate + pool house + outbuilding for storage + large terraces on 3 sides of the house, to enjoy any time of the day.

Sundry = Electric heating + wood burning insert + mains water and sewage + fibre optics available + annual property tax 1644 Euros + sold with some furniture if wanted + excellent rental potential + habitable immediately + foresee cosmetic refreshments and some repairs + estimated amount of annual energy consumption for standard use: between 1180 Euros and 1630 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + roof in good state + not in a flood zone.

Price = 280.800 Euros (Great location and potential - a must see !)

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 : 65924

Property Size: 110 m<sup>2</sup>

Property Lot Size: 1,440 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Reference: CC345600E

## Other Features

Immediately Habitable

Outside space

Private parking/Garage

Renovation required

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Algemeen

Slaapkamers: 4

Badkamers: 3

## Utility details

Heating: Ja

## Building details

Outdoor Amenities: Pool



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

---

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX5.427.884

