



Cosy Village House With 92 M2 Living Space And Roof Terrace In A Charming Village.



Agent Info

Naam:	Freddy Rueda
Bedrijfsnaam:	Freddy Rueda Sarl
Mistlampen:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Website:	https://realestateoccitane.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 157,073.4

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Laurens
Postcode:	34480
Geplaatst:	12-07-2024

Omschrijving:

Nice village with all shops, grocery, bakery, bar/restaurant, schools, 20 minutes from Beziers and 25 minutes from the beaches.

Charming, cosy village house offering around 92 m2 of living space on 3 levels, including 2 bedrooms, 2 shower rooms, plus an 18 m2 roof terrace with lovely views over the village. Ideal for holidays or seasonal lets.

Basement = 2 cellar workshops of 18 m2 and 13.5 m2 (bike storage etc.)

Ground (2 steps) = Entrance into 18 m2 fitted kitchen (hob, extractor fan, oven, sink, fridge) + 13.5 m2 sitting room with access to balcony + 3.3 m2 shower room (WC, washbasin, shower).

1st= 1.8 m2 hall + 13.7 m2 bedroom + 11.6 m2 bedroom with access to shower room + 7.3 m2 shower room (shower, washbasin, WC).

2nd = 22 m2 room with access to a 18 m2 terrace.



Miscellaneous = Heating required + pleasant and very private terrace + not subject to energy performance diagnostics + land tax of about 650 Euros.

Price = 135.000 Euros (Very cosy house with 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

Property Id : 62233
Property Size: 92 m²
Bedrooms: 2
Bathrooms: 2
Reference: AL155000E

Other Features

Immediately Habitable
Outside space
Rental Potential
Terrace

Algemeen

Slaapkamers:	2
Badkamers:	2
Afgewerkte vierkante meter:	92 m ²

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Ja
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX5.906.202
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