



## Charming Character Apartment With Courtyard.



### 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: <https://realestateoccitane.com>

### Advertentie details

Vastgoed voor: Koop  
Prijs: EUR 99,000

### Locatie

Aanbevolen Auto Onderdelen: France  
Staat/Regio/Pronvincie: Occitanie  
Postcode: 34480  
Geplaatst: 28-05-2025  
Omschrijving:

Village with all amenities, restaurants, grocery store, pizzeria, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the River Orb.

Located on the second floor of an old maison de maitre, this character apartment with 48 m2 of living space, including 2 bedrooms, features authentic character and a privileged location in the center of the village. The ground floor features a summer kitchen opening onto a pleasant 13 m2 private courtyard, ideal for outdoor meals or moments of relaxation.

Ground = Entrance onto shared hallway giving access to a 7 m2 private equipped summer kitchen (wall units and base units, sink, fridge, mini-oven, washing machine) with access to an attractive 13 m2 private courtyard.

2nd = 3.6 m2 entrance hall + 22 m2 living room/equipped kitchen (wall and floor units, stove, fridge/freezer, sink) with French windows and balcony + 10.9 m2 bedroom with dressing room + 9.1 m2 bedroom with built-in wardrobe + shower room of 3 m2 (shower, basin and WC).

Miscellaneous = Property tax of 496 Euros + good location + double glazing and electric heating + it may be possible to rent the apartment for 600 Euros, which would correspond to a rental ratio of 7 % + water



---

about 180 Euros/year (divisional sub meter) + co-ownership insurance for the building 200 Euros + voluntary trustee (no charges) + electricity about 800 Euros/year (independent meter) + roof in good condition.

Price = 99.000 Euros (Charming and lightful !)

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 : 69707

Property Size: 48 m2

Bedrooms: 2

Bathrooms: 1

Reference: SM102000E

## Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Conditie: Good

## Algemeen

Slaapkamers: 2

Badkamers: 1

## Utility details

Heating: Ja

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.982.056



# IMLIX

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

---

