



Pretty Village House Offering Terraces With View, Small Garden And Located In A Very Charming Hamlet.



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:	USD 185,160.47

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Faugeres
Postcode:	34600
Geplaatst:	22-07-2025

Omschrijving:

Hamlet with no shop, 15 minutes from Roujan, 30 minutes from Pezenas and Beziers and 40 minutes from the coast.

Pretty village house with about 88 m2 of living space including 2 bedrooms plus a lovely vaulted cellar of 30 m2, several terraces with nice views and a garden of about 200 m2 that could receive a pool. In a peaceful hamlet.

Ground (garden level) = Vaulted cellar of 30 m2 + cellar of 20 m2 with access to the garden.

Ground (street level) = Living room of 29 m2 with fireplace and access to a terrace of 12 m2 (with stairs to the garden) and access through a few stairs to the kitchen of 19 m2 (lower units, gas hob, extractor and sink) with access to a terrace of about 10 m2 + hall of 3.6 m2 leading to WC, laundry of 6 m2 and a washroom of 4.5 m2 (2 washbasins and shower).

1st = Hall of 3 m2 + 2 bedrooms of 10 m2 and 11.8 m2.

Extras = Insert fireplace and electrical heating + estimated amount of annual energy consumption for



standard use: between 2150 Euros and 2980 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 468 Euros + quiet location in the centre of the village + finishings to foresee.

Price = 159.000 Euros (Great potential!)

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 : 72651

Property Size: 88 m²

Property Lot Size: 185 m²

Bedrooms: 2

Bathrooms: 1

Reference: FF183600E

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

With Land/Garden

Algemeen

Slaapkamers: 2

Badkamers: 1

Afgewerkte vierkante meter: 88 m²

Lot Afmeting: 185 m²

Utility details

Heating: Ja

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.350.666



IMLIX

IMLIX Vastgoedmarkt
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