



## Spacious Village House To Modernise With 181 M2 Of Living Space Offering 4 Bedrooms, 2 Bathrooms And A Convertible Attic.



### 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:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 162,766.09

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34460
Geplaatst:	17-07-2025
Omschrijving:	

Lively village with all amenities (cafes, restaurants, bakeries, supermarket, tabac, weekly market:) located just 10 minutes from Cessenon-sur-Orb, 30 minutes from Beziers and 40 minutes from beaches !

Spacious village house to modernise, offering a living space of 181 m2, comprising 4 bedrooms, 2 bathrooms, a kitchen, a living area (lounge/dining room), a large cellar and a convertible attic !

All rooms are generously sized and this house only needs a touch of modernity ! A great potential !

Basement = Large cellar of approximately 40 m2 with sink and laundry area.

Ground = Entrance hall of 10.70 m2 + kitchen of 14.63 m2 (fitted upper and lower units, double sink, gas hob, extractor hood, electric oven) + lounge/dining room of 30 m2 with built-in fireplace.

1st = Hall of 5.11 m2 + bedroom of 23.03 m2 with cupboards and balcony + hallway of 3.95 m2 + bedroom of 20.32 m2 + bathroom of 10.51 m2 (bathtub, vanity unit, WC, bidet).

2nd = Hall of 4.98 m2 + bedroom of 22.48 m2 + hall of 3.31 m2 + shower room of 8.31 m2 (shower,



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WC, vanity unit) + bedroom of 23.79 m2.

3rd = Attic with hall of 6 m2 + room of 11 m2 + room of 30 m2 (possibility to open part of the roof to create a rooftop terrace).

Various = Tiled floors + built-in fireplace + electric heating + PVC double glazing + electric roller shutters + modernisation needed + spacious rooms + estimated amount of annual energy consumption for standard use: between 890 Euros and 1240 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 1740 Euros.

Price = 139.860 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 Geo-risks website: [georisques.gouv.fr](https://georisques.gouv.fr)

Property Id : 72552

Property Size: 181 m2

Bedrooms: 4

Bathrooms: 2

Reference: SC139860E

## Other Features

Immediately Habitable

Latest properties

Rental Potential

## Algemeen

Slaapkamers: 4

Badkamers: 2

Afgewerkte vierkante meter: 181 m<sup>2</sup>

## Utility details

Heating: Ja

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.350.668



# IMLIX

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