



Charming Typical Village House With Terrace



Agent Info

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Property Type:	Apartments, Houses
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Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 150,412.93

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Capestang
Postcode:	34310
Geplaatst:	24-11-2025
Omschrijving:	

REDUCED in price - Situated in the heart of a charming village, this four-storey house has a unique character and an unusual pretty layout. With 95 m2 of living space, including 3 bedrooms, it combines old-world charm with contemporary touches to create warm, functional living spaces. Its major asset? A beautiful 28 m2 terrace! A cosy nest where you can enjoy the warm weather in complete tranquillity. Ideal as a holiday home or first-time buyer.

- Location: Beautiful village with all shops, bakery, butcher, grocer, post office, bar/restaurant, 5 minutes from Capeatang, 20 minutes from Beziers and 20 minutes from Narbonne, 15 minutes from the motorway and 25/30 minutes from the beaches.

- Basement: Cellar of approx. 25 m2 (access by steps).

- Ground floor: 12.5 m2 entrance hall, wc with washbasin, 20 m2 lounge/study, 5 m2 laundry area.

- 1st floor: 16 m2 kitchen/dining room (sink, worktop, electric oven, fridge) with access to a 28 m2 terrace (south/south-west facing).

- 2nd floor: 5 m2 hall, 9 m2 bedroom, 4.5 m2 shower room (washbasin, shower, WC).



- 3rd floor: 2 bedrooms of 8.5 m² and 9 m² (one with lovely views).

- Miscellaneous: Roof in good condition, plumbing/electricity in very good condition, estimated amount of annual energy consumption for standard use: between 1902 Euro and 2574 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions), annual property tax of 304 Euro, reversible air conditioning and electric heaters.

Nice, atypical and with a large 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.

Other Features

Property Size: 95 m²

Property Lot Size: 65 m²

Bedrooms: 3

Bathrooms: 1

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).



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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Conditie: Good

Algemeen

Slaapkamers: 3
Badkamers: 1
Lot Afmeting: 65 m²

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.938.025

