



## Attractive Village House With 87 M2 Living Space And Roof Terrace In A Lively Seaside Town.



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

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 245,948.26 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Occitanie  |
| Plaats:                     | Marseillan |
| Postcode:                   | 34340      |
| Geplaatst:                  | 03-12-2025 |

### Omschrijving:

Nice little town on the Etang de Thau with all shops, port, beach and restaurants, 20 minutes from Pezenas, 20 minutes from Beziers and 20 minutes from Montpellier.

Very attractive village house with 87 m2 of living space including 2/3 bedrooms, located in the heart of a charming, lively seaside town just 2 steps from shops, the marina and the beach. Enjoy the roof terrace when you return from the beach! House sold furnished.

Ground = 6 m2 entrance hall opening onto a large 32 m2 room serving as bedroom + WC with washbasin.

1st = 18 m2 living room/kitchen (wall and floor units, hob, fridge, washing machine) opening onto a 12 m2 sleeping area + 4 m2 shower room (shower, washbasin, basin).

2nd = Direct access to a 15 m2 bedroom with access to a 15 m2 terrace.

Miscellaneous = Annual property tax of 1183 Euros + estimated amount of annual energy consumption for standard use: between 590 Euros and 830 Euros per year. Average energy prices indexed on 2021,



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2022 and 2023 (including subscriptions) + electric heating and pellet stove + sold furnished.

Price = 209.000 Euros (Quiet location in the heart of town!)

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 : 78014  
Property Size: 87 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 1  
Reference: MA234000E

## Other Features

Immediately Habitable  
Latest properties  
Near the coast  
Outside space  
Rental Potential  
Terrace

## Algemeen

|                             |                   |
|-----------------------------|-------------------|
| Slaapkamers:                | 3                 |
| Badkamers:                  | 1                 |
| Afgewerkte vierkante meter: | 87 m <sup>2</sup> |

## Utility details

|          |    |
|----------|----|
| Heating: | Ja |
|----------|----|

## Rental details

|            |    |
|------------|----|
| Furnished: | Ja |
|------------|----|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.010.457 |
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# IMLIX

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