



## Beautiful Town House Full Of Character Offering 195 M2 Of Living Space, A Delightful Courtyard With Jacuzzi And A Pleasant Terrace, In The Heart Of The Center



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 326,160

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Capestang
Postcode:	34310
Geplaatst:	07-01-2026
Omschrijving:	

A very charming town on the Canal du Midi with all shops and restaurants, 20 minutes from Beziers, 20 minutes from Narbonne and 25 minutes from the beaches !

Beautiful town house full of character, in perfect condition, offering 195 m2 of living space, comprising 4/5 bedrooms (including a master suite), 3 bathrooms, a nice living area, a kitchen and a charming lounge. In addition, a delightful landscaped courtyard of approximately 80 m2, featuring a spa/jacuzzi and a pleasant covered terrace. Located right in the heart of the town center !

Ground = Entrance opening onto a 41.20 m2 living room with access to the courtyard + fitted kitchen of 7.04 m2 (wall and base units, sink, gas hob, electric oven, fridge, dishwasher) + lounge of 15.02 m2 with insert fireplace + large cupboard of 2.46 m2 + WC of 0.87 m2 with hand basin.

1st = Hall of 10.24 m2 with access to a terrace + 2 bedrooms of 15.19 m2 and 11.65 m2 + shower room of 4.31 m2 (shower, washbasin, WC) + master suite of 28 m2 comprising a bedroom of 14.71 m2 (access to terrace) as well as its en-suite bathroom of 7.42 m2 (shower, washbasin, WC, bathtub) and its dressing



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room of 5.56 m2.

2nd = Magnificent room of over 30 m2 + shower room of 4.87 m2 (shower, washbasin, WC) + room of 20.69 m2.

Exterior = Charming landscaped courtyard of approximately 80 m2 with spa/jacuzzi + covered terrace of 20 m2 + automatic irrigation + beautiful fountain + lightings.

Additional features = Reversible air conditioning + electric heating + insert fireplace + superb renovation + no work required + double glazing + wooden shutters + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 2230 Euros and 3070 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 844 Euros.

Price = 326.160 Euros (Superb !)

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](https://georisques.gouv.fr)

Property Id : 78532  
Property Size: 195 m2  
Bedrooms: 5  
Bathrooms: 3  
Reference: C326160E

## Other Features

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

## Algemeen

Slaapkamers:	5
Badkamers:	3
Afgewerkte vierkante meter:	195 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating: Ja

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.036.733

