



## Charming, Renovated And Furnished Duplex Apartment Of 60 M2 With Character And Original Features And Commercial Premises.



### 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 142,587.96 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Occitanie  |
| Postcode:                   | 34480      |
| Geplaatst:                  | 06-07-2026 |
| Omschrijving:               |            |

Village with all shops, restaurants, grocery, pizzeria, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.

Charming, renovated and furnished duplex apartment with character and original features, conveniently located in the centre of the village on the ground floor and the first floor of an old maison de maitre, offering 60 m2 of living space including 2 bedrooms, a mezzanine/3rd bedroom and a 8.5 m2 courtyard. Bright and comfortable with lots of character. Sold furnished.

Ideal home, holiday home or buy to rent/airbnb.

The property is complemented by 17 m2 of commercial premises, also located on the ground floor, with an attractive shop window overlooking the village's main thoroughfare, offering optimum visibility for a professional activity or rental investment.

Ground = 17.24 m2 independent commercial premises + shared hallway + 11.5 m2 fitted kitchen (wall and floor units, electric oven with hob, new fridge/freezer, new tumble dryer, washing machine and microwave ) with direct access to private 8.5 m2 courtyard with furniture and barbeque.



1st=Access via a 9.8 m2 mezzanine/3rd bedroom with double sofa bed and dresser + a 9.2 m2 fully furnished living room with double French doors onto balcony with recently renovated wooden shutters + a 1.8 m2 hall with walk in storage room + a 3.8 m2 shower room (wc, walk in shower, washbasin and cupboard) + a 9.8 m2 bedroom with double bed, wardrobe, dresser and French doors onto balcony with recently renovated shutters + a 9 m2 bedroom with double bed and dresser.

Miscellaneous = Electric heating + double glazing + property tax of 480 Euros for the flat and 248 Euros for the premises + estimated annual energy costs for standard use: between 1601 Euros and 2167 Euros per year. Average energy prices indexed to 2021, 2022 and 2023 (including subscriptions) + the possibility of renting the premises for 400 Euros and the flat for 620 Euros + water on a sub-meter + co-ownership insurance for the building for 200 Euros and 60 Euros for the premises + voluntary trustee (no charges) + electricity on an independent meter + roof in good condition + there is also a possibility of purchasing a stone garage for an additional 25.000 Euros, located less than 100 m from the property.

Price = 125.000 Euros (Charming and possible income!)

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 : 88243  
Property Size: 77 m2  
Bedrooms: 3  
Bathrooms: 1  
Reference: ST155000EE

## Other Features

Courtyard  
Immediately Habitable  
Latest properties  
Outside space  
Rental Potential  
Terrace

Conditie: Good

## Algemeen

Slaapkamers: 3  
Badkamers: 1  
Afgewerkte vierkante meter: 77 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen



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## Utility details

Heating: Ja

## Rental details

Furnished: Ja

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.682.800

