



Charming Village House With 82 M2 Living Space, Beautiful Roof Terrace And Lovely Views.



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:	https://realestateoccitane.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 133,803.27

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34480
Geplaatst:	13-08-2026
Omschrijving:	

Nice village with all shops, cafe/restaurant, 20 minutes from Beziers, 5 minutes from Magalas and 30 minutes from the beach.

Charming village house, offering approximately 82 m2 of living space on 4 levels, including 3 bedrooms and a beautiful 12 m2 roof terrace with lovely views. Conveniently located in the centre of the village, 2 minutes from the shops.

Ground= 12 m2 entrance hall with study area + 2.8 m2 hall + wc + 3.2 m2 shower room (shower, washbasin, wc) + storage cellar.

1st = 2.5 m2 hall + 11 m2 fitted kitchen + 9 m2 lounge + 2 m2 shower room (shower, washbasin).

2nd = 2 bedrooms of 13 m2 and 12 m2.

3rd = 1.5 m2 hall + 12 m2 bedroom under roof + 12 m2 roof terrace with lovely views.

Miscellaneous = Annual property tax of 612 Euros + heating needed + not subject to energy performance diagnostics.



Price = 115.000 Euros (Perfect as a 1st investment or as a holiday base)

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

Property Id : 90257

Property Size: 82 m²

Bedrooms: 3

Bathrooms: 2

Reference: AS125000EE

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Algemeen

Slaapkamers: 3

Badkamers: 2

Afgewerkte vierkante meter: 82 m²

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Ja

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.820.343



IMLIX

IMLIX Vastgoedmarkt
<https://www.imlix.com/nl/>

