



## Spacious Character House Offering 210 M2 Of Living Space With 5 Bedrooms And A Pleasant Sunny Terrace. Full Of Charm



### 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 167,369.92 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Occitanie  |
| Plaats:                     | Cruzy      |
| Postcode:                   | 34310      |
| Geplaatst:                  | 18-09-2026 |
| Omschrijving:               |            |

Charming village with local amenities including a bakery, grocery shop, cafe, tobacco shop and market, ideally located just 10 minutes from Capestang and the Canal du Midi, 30 minutes from Narbonne and 40 minutes from the beaches !

Spacious character house offering 210 m2 of living space, comprising several living areas, a dining room, a fully equipped kitchen, utility room, 5 bedrooms and 3 bathrooms/shower rooms. The property also features a large 28 m2 room offering many possibilities (gym, workshop, studio, games room:) as well as a pleasant sunny terrace of 25 m2 with lovely views over the church tower. Full of charm and ideally located in the heart of the village.

Ground = Entrance onto living room and dining room of 28 m2 + fully equipped kitchen of 13.64 m2 (upper and lower units, electric oven, gas hob, extractor fan, sink, integrated dishwasher, refrigerator) + utility room of 13 m2 with sink and access to the outside (small communal courtyard area) + WC of 1.75 m2 with washbasin + shower of 1.30 m2.



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1/2 = Spacious 28 m<sup>2</sup> room offering endless possibilities (art studio, fitness room, workshop, games room:).

1st = Landing of 1.63 m<sup>2</sup> + bedroom of 14.31 m<sup>2</sup> + spacious hall of 7.88 m<sup>2</sup> + shower room of 7.58 m<sup>2</sup> (shower, WC, bidet, washbasin, heated towel rail) + large bedroom of 17.08 m<sup>2</sup> featuring beautiful original terracotta floor tiles + bedroom of 13.40 m<sup>2</sup>.

2nd = Landing of 1.63 m<sup>2</sup> + spacious hall of 8.09 m<sup>2</sup> + bathroom of 6.38 m<sup>2</sup> (bathtub, bidet, WC, washbasin, heated towel rail) + bedroom of 16.28 m<sup>2</sup> + bedroom of 13.97 m<sup>2</sup> + delightful summer lounge of 15.58 m<sup>2</sup> with decorative fireplace and direct access onto the terrace.

Exterior = Attractive and spacious sunny terrace of 25 m<sup>2</sup> with lovely views overlooking the village bell tower.

Additional features = Aluminium double glazing + electric and manual roller shutters + tiled flooring and beautiful original terracotta tiles + heating system to be installed + mains drainage connected + several parking spaces nearby + estimated amount of annual energy consumption for standard use: between 3893 Euros and 5267 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 1064 Euros.

Price = 145.800 Euros (Full of charm and character !)

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 : 91920

Property Size: 210 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 3

Reference: C154440EE

## Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

## Algemeen

Slaapkamers: 5

Badkamers: 3



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Afgewerkte vierkante meter: 210 m<sup>2</sup>

## Utility details

Heating: Ja

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.977.875

