



## Nice Village House With 82 M2 Of Living Space, Cellar Of 50 M2, Roof Terrace And Attic.



### Agent Info

|                   |   |
|-------------------|---|
| Name:             | Freddy Rueda  |
| Company Name:     | Freddy Rueda Sarl   |
| Country:          | France  |
| Experience since: |   |
| Service Type:     | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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| Languages:        | English, French   |
| Website:          | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Listing details

|               |                |
|---------------|----------------|
| Property for: | Sale           |
| Price:        | USD 172,374.81 |

### Location

|                        |              |
|------------------------|--------------|
| Country:               | France       |
| State/Region/Province: | Occitanie    |
| ZIP code:              | 34490        |
| Posted:                | May 15, 2023 |

### Description:

Village with all shops, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

Large village house with 82 m2 of living space including 3 bedrooms and 2 bathrooms, plus a cellar of 50 m2, an attic (that could be converted into a summer kitchen) of 26 m2 with access to a roof terrace of 15 m2. Well located in the medieval part of the village. Sold furnished.

Basement = 2 cellars of 22 m2 and 35 m2.

Ground = Living room/kitchen of 16 m2 (cupboards, sink, electrical oven, gas hob, fridge) + hall of 5.2 m2 + lounge of 17 m2 with fireplace + bathroom of 4 m2 (washbasin, bath and WC).

1st = Hall of 3.7 m2 + 2 bedrooms of 10 m2 and 9 m2 + en suite bedroom of 13 m2 en suite with washroom of 3.6 m2 (shower, washbasin and WC).

2nd = Attic to convert of 26 m2 with kitchen area (work surface and gas hob) and access to a terrace of 15 m2 (possibility to install a decking to have the views).



Extras = Annual land tax of 638 Euros + estimated amount of annual energy consumption for standard use: between 916 Euros and 1240 Euros per year. Average energy prices indexed to the year 2022 (including subscriptions) + house in excellent condition.

Price = 149.000 Euros (Ready to move in)

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

Property Id : 74444  
Property Size: 82 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 2  
Reference: CMC189000E

### **Other Features**

Immediately Habitable  
Outside space  
Rental Potential  
Terrace

Condition: Excellent

### **Common**

Bedrooms: 3  
Bathrooms: 2  
Finished sq. ft.: 82 sq m

### **Rental details**

Furnished: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX4.695.463



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