



## Nice Village House In Very Good Condition With 115 M2 Of Living Space And Possibility To Create A Roof Terrace.



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 104,576.93

### Location

Country: France  
State/Region/Province: Occitanie  
ZIP code: 34480  
Posted: Apr 07, 2023

### Description:

Nice village with all shops, bar/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast.

Nice village house in very good condition, offering about 115 m2 of living space including 3 bedrooms plus an attic of about 15 m2 that could be converted into a roof terrace. It is well located in the centre of the village.

Ground = Entrance onto an equipped kitchen/living room of 20 m2 (lower units, sink, hob, electric oven and fridge) + hall of 3 m2 + laundry room of 6 m2 + bathroom of 4.5 m2 (bath, washbasin and bidet + WC).

1st = Landing of 2 m2 + lounge of 23 m2 with insert fireplace + bedroom of 17 m2 (no window).

2nd = Hall of 2 m2 with cupboard + 2 bedrooms of 20 m2 and 14 m2 .



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3rd = Attic of about 15 m2 .

Extras = Electric heating and fireplace + estimated amount of annual energy consumption for standard use: between 1156 Euros and 1564 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 300 Euros.

Price = 89.000 Euros (Pretty village house with potential for a roof terrace)

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 Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 62097

Property Size: 115 m2

Bedrooms: 3

Bathrooms: 1

Reference: AS118800E

## Other Features

Immediately Habitable

Rental Potential

Condition: Very Good

## Common

Bedrooms: 3

Bathrooms: 1

Finished sq. ft.: 115 sq m

## Utility details

Heating: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.695.500



# IMLIX

**IMLIX Real Estate Marketplace**  
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