



## Duplex Apartment In The Centre of a Dynamic Tourist Town



### Agent Info

Name:	David Evans
Company Name:	Cle France Ltd
Country:	United Kingdom
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+44 (1440) 820-358
Languages:	English, French
Website:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Listing details

Property for:	Sale
Price:	USD 198,319.49

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Pezenas
ZIP code:	34120
Posted:	Aug 12, 2024

### Description:

**REDUCED in price** - This recently renovated duplex flat in the heart of the famous medieval town needs no work and is ready to move into. The flat's ideal location makes it perfect for seasonal or year-round lets, offering attractive rental income. The property (on the 2nd floor of a large stone house) boasts a comfortable, bright 96 m<sup>2</sup> living space, including 3 bedrooms. A unique opportunity to invest in a property combining historic charm and modernity in a town with a rich heritage.

- Location: A lively medieval tourist town, 20 minutes from Beziers, 20 minutes from the beaches, with all shops and restaurants.

- 2nd floor: 3.7 m<sup>2</sup> entrance hall, 2 bedrooms of 10.5 m<sup>2</sup> and 11 m<sup>2</sup>, 3.7 m<sup>2</sup> bathroom (bath and washbasin), WC, 14.8 m<sup>2</sup> en suite bedroom with 2.6 m<sup>2</sup> shower room (shower and washbasin).

- 3rd floor: 3.6 m<sup>2</sup> hall, 47 m<sup>2</sup> living room/kitchen with large bay windows.

- Miscellaneous: Electric heating, roof/plumbing/electricity in good condition, annual property tax of around 1000 Euro, right in the heart of the town, free parking 10 minutes' walk away.



Rare product in the heart of the city.

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.

Other Features

Property Size: 96 m2

Bedrooms: 3

Bathrooms: 2

Immediately Habitable

Latest properties

Rental Potential

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for



sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

### **Common**

Bedrooms: 3  
Bathrooms: 2

### **Utility details**

Heating: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX5.999.845

