



Pretty Stone Village House With 85 M2 Of Living Space With Courtyard And Terrace.



Agent Info

Name:	Freddy Rueda
Company	Freddy Rueda Sarl
Name:	
Country:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (467) 363-428
Languages:	English, French
Website:	https://realestateoccitane.com

Listing details

Property for:	Sale
Price:	USD 145,062.08

Location

Country:	France
State/Region/Province:	Occitanie
ZIP code:	34480
Posted:	Apr 14, 2025

Description:

Nice village with all shops, 15 minutes from Beziers, 20 minutes from the motorway and 30 minutes from the coast.

Pretty village house in good condition, offering about 85 m2 of living space including 2 en suite bedrooms, with an interior courtyard and a roof terrace of 15 m2 each. Very charming and well located in the centre of the village. An ideal holiday base ! Sold furnished.

Ground = Entrance hall of 6 m2 + wc with washbasin + living room/equipped kitchen of 25 m2 (lower units, electric oven, hob, sink) with access to a courtyard of 15 m2 with barbecue.

1st = Lounge of 18 m2 + en suite bedroom of 8 m2 with washroom of 2.5 m2 (shower, handbasin, wc).

2nd = En suite bedroom of 15 m2 with washroom of 5.5 m2 (shower, washbasin, wc) with access to a terrace of 15 m2.

Extras = Electric heating + estimated amount of annual energy consumption for standard use: between 1172 Euros and 1586 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including



subscriptions) + annual land tax of about 300 Euros + the home can be rented 550 Euros/week over the summer.

Price = 129.600 Euros (Charming and possibility of summer income!)

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 : 67486
Property Size: 85 m2
Bedrooms: 2
Bathrooms: 2
Reference: AS129500EB

Other Features

Immediately Habitable
Latest properties
Outside space
Rental Potential
Terrace

Condition: Good

Common

Bedrooms: 2
Bathrooms: 2

Utility details

Heating: Yes

Rental details

Furnished: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.887.639



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

