

# Nice Village House With 4 Bedrooms And Sold Furnished



## Informações do Revendedor

Name:	Freddy Rueda
Nome da	Freddy Rueda Sarl
Empresa:	
País:	França
Experience	
since:	
Tipo de	Selling a Property
Serviço:	
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Website:	<a href="https://realestateoccitani.com">https://realestateoccitani.com</a>

## Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 87,935.34

## Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Autignac
CEP:	34480
Adicionado:	08/08/2023

### Informação adicional:

Pleasant village with cafe, restaurants, tabac, bakery, pizzeria, grocery: located at 5 minutes from Magalas (all shops), 15 minutes from Beziers and 25 minutes from the beach !

Village house offering a living space of 70 m<sup>2</sup> (2 faces, on 2 levels) comprising 4 bedrooms, 2 shower rooms, a lounge, a separate kitchen. Quiet location, right in the heart of the village ! Sold fully furnished !

Ground = Entrance on lounge of 12 m<sup>2</sup> + separate kitchen of 10.55 m<sup>2</sup> (higher and lower units, double sink, gas oven, hob, fridge, washing machine).

1st = Hall of 1 m<sup>2</sup> + washroom of 2.54 m<sup>2</sup> (WC, sink, shower) + bedroom of 8.90 m<sup>2</sup> + adjoining bedroom of 12.98 m<sup>2</sup>.

2nd = Master bedroom of 9.16 m<sup>2</sup> with its en suite shower room of 2.85 m<sup>2</sup> (WC, shower, sink) + adjoining bedroom of 10.06 m<sup>2</sup>.

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Extras = Tiled floor and wooden parquet + simple glazing + main sewage + electric heating (to fix) + not subject to energy performance diagnostics + annual property tax of 309 Euros + roof in a good state.

Included furniture = Wooden table x2 with 4 chairs + large buffet x2 + clic clac x2 + lower table + double bed x2 + night tables x6 + chest of drawers x3 + wardrobe x4 + single bed.

Price = 75.600 Euros (Ideal for a holiday home or for a 1st purchase !)

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

Property Id : 74307

Property Size: 70 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: SLA97200E

### **Other Features**

Immediately Habitable

Rental Potential

### **Comum**

Quartos de dormir: 4

Banheiro: 2

Pés quadrados acabados: 70 m<sup>2</sup>

### **Utility details**

Heating: Sim

### **Rental details**

Furnished: Sim

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX4.750.252



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