



A Super Cosy Flat Facing The Etang In A Small Residence With Swimming Pool.



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
Telefone:	+33 (467) 363-428
Languages:	English, French
Website:	https://realestateoccitane.com

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 323,479.49

Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Gruissan
CEP:	11430
Adicionado:	15/04/2025

Informação adicional:

Superb village by the sea and etang, in the heart of the Narbonnaise Regional Park, with all shops and restaurants, 10 minutes from Narbonne.

In the heart of the old village, this superb 63 m2 duplex apartment on the 1st floor of a small residence of 12 apartments, will seduce you with its authentic charm and ideal location. Just a short walk from the local market, restaurants and shops, it offers a peaceful yet lively living environment. With its two comfortable bedrooms, two sunny terraces and breathtaking views, this cosy, warm cocoon is a real gem.

1st = 2.2 m2 entrance hall + 26.6 m2 living room/kitchen opening onto a small terrace and access to the communal courtyard and swimming pool + 9 m2 bedroom with cupboard + WC + 4 m2 shower room (shower and 2 basins).

Upper = 14.6 m2 bedroom with access to a south-facing terrace and lovely views over the pond + WC with washbasin.



Outside = Private courtyard to the building with 8x4m swimming pool + 2 terraces, one with lovely views.

Miscellaneous = Land tax of about 1073 Euros + estimated amount of annual energy consumption for standard use: between 752 Euros and 1018 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property located in the heart of the village close to shops/restaurants + property management charge of about 100 Euros/year + possibility of renting for 120 Euros/night or more in high season + reversible air conditioning + possibility to buy furnished.

Price = 289.000 Euros (Very good location!)

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 : 67451
Property Size: 60 m2
Bedrooms: 2
Bathrooms: 1
Reference: G289000E

Other Features

Immediately Habitable
Latest properties
Near the coast
Outside space
Rental Potential
Swimming Pool
Terrace

Comum

Quartos de dormir:	2
Banheiro:	1

Building details

Outdoor Amenities:	Pool
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Rental details

Furnished:	Sim
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Lease terms

Date Available:



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Contact information

IMLIX ID:

IX6.887.640

