



A Charming Studio Apartment, Nicely Refreshed, In The Heart Of A Sought After Historical City.



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:	EUR 71,500

Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Pezenas
CEP:	34120
Adicionado:	04/06/2025

Informação adicional:

A historical and vibrant small city, 20 minutes to the beach and the Canal du Midi, all commerce and large market every Saturday with everything to offer, very near golf, walks, Beziers airport and a few minutes to the A9 motorway.

A charming studio apartment, already nicely refreshed, in the heart of a sought after, very historical small city, accessible by car with nearby parking, in a quiet location, just steps away from all amenities, offering 46 m2 of habitable space with bedroom/lounge/diner, separate equipped kitchen and a nice bathroom (wc, shower, sink). Situated on the 2nd floor, with lots of character, boasting original details and features, sold furnished. Nothing to do, but move in. A perfect 'pieds a terre'!

Ground = Entrance into common stairwell.

2nd = Entrance into bright and airy lounge/bedroom/diner of 21 m2 + small corridor + equipped kitchen of 11 m2 (units and appliances included) + recent bathroom of 4 m2 (shower, basin, wc and washing machine).



Sundry = Sold furnished + electric heating + single glazing + mains village water and sewage + fiber optics available + proven rental potential of 45 Euros/night and 1000 Euros/month (seasonal or long term) + estimated amount of annual energy consumption for standard use: between 536 Euros and 726 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 550 Euros + co-ownership charges : 1000 Euros/year.

Price = 71.500 Euros (Excellent location, great investment !)

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 : 70396
Property Size: 46 m2
Bedrooms: 1
Bathrooms: 1
Reference: P71500E

Other Features

Immediately Habitable
Latest properties
Rental Potential

Comum

Quartos de dormir:	1
Banheiro:	1

Utility details

Heating:	Sim
----------	-----

Rental details

Furnished:	Sim
------------	-----

Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.987.371
-----------	-------------



IMLIX

Mercado Imobiliário IMLIX

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

