



## Beautiful Town House Full Of Character



### Informações do Revendedor

Name:	David Evans
Nome da Empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 374,023.02

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Capestang
CEP:	34310
Adicionado:	11/03/2026

#### Informação adicional:

Beautiful town house full of character, in perfect condition, offering 195 m2 of living space, comprising 4/5 bedrooms (including a master suite), 3 bathrooms, a nice living area, a kitchen and a charming lounge. In addition, a delightful landscaped courtyard of approximately 80 m2, featuring a spa/jacuzzi and a pleasant covered terrace. Located right in the heart of the town centre.

- Location: A very charming town on the Canal du Midi with all shops and restaurants, 20 minutes from Beziers, 20 minutes from Narbonne and 25 minutes from the beaches.

- Ground floor: Entrance opening onto a 41.20 m2 living room with access to the courtyard, fitted kitchen of 7.04 m2 (wall and base units, sink, gas hob, electric oven, fridge, dishwasher), lounge of 15.02 m2 with insert fireplace, large cupboard of 2.46 m2, WC of 0.87 m2 with hand basin.

- 1st floor: Hall of 10.24 m2 with access to a terrace, 2 bedrooms of 15.19 m2 and 11.65 m2, shower room of 4.31 m2 (shower, washbasin, WC), master suite of 28 m2 comprising a bedroom of 14.71 m2 (access to terrace) as well as its en-suite bathroom of 7.42 m2 (shower, washbasin, WC, bathtub) and its dressing room of 5.56 m2.



- 2nd floor: Magnificent room of over 30 m<sup>2</sup>, shower room of 4.87 m<sup>2</sup> (shower, washbasin, WC), room of 20.69 m<sup>2</sup>.

- Exterior: Charming landscaped courtyard of approximately 80 m<sup>2</sup> with spa/jacuzzi, covered terrace of 20 m<sup>2</sup>, automatic irrigation, beautiful fountain, lightings.

- Additional features: Reversible air conditioning, electric heating, insert fireplace, superb renovation, no work required, double glazing, wooden shutters, connected to mains drainage, estimated amount of annual energy consumption for standard use: between 2230 Euros and 3070 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), annual property tax of 844 Euros. Superb.

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: 195 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 3

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

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)

## **Comum**

Quartos de dormir:	5
Banheiro:	3
Tamanho do lote:	40 m <sup>2</sup>

## **Room details**

Indoor Features:	Fitted kitchen
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## **Utility details**

Heating:	Sim
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX8.259.068
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