



Charming Village House In Excellent Condition, Offering 90 M2 Of Living Space, Close To All Amenities.



Informações do Revendedor

Name:	Freddy Rueda
Nome da Empresa:	Freddy Rueda Sarl
País:	França
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (467) 363-428
Languages:	English, French
Website:	https://realestateoccitane.com

Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 119,000

Localização

Country:	França
State/Region/Province:	Occitanie
CEP:	34480
Adicionado:	15/06/2026

Informação adicional:

The village features a bar/cafe, restaurants, a pizzeria, a grocery shop, a bakery, a newsagent and a school, and is 20 minutes from Beziers, 25 minutes from the beaches and 15 minutes from the river Orb.

Charming village house fully renovated around fifteen years ago, ideally situated in the heart of the village. It offers approximately 90 m2 of living space, comprising two bedrooms with en-suite bathrooms. Full of character and with a unique charm, this house makes an ideal holiday home or a perfect first purchase for a young couple. An attractive opportunity to enjoy an authentic and friendly living environment.

Ground = Entrance into a 25 m2 living room/fitted kitchen (wall and base units, ceramic hob, electric oven, extractor hood, fridge) with a fireplace + 5 m2 shower room/laundry room (washbasin, toilet, washing machine, tumble dryer) and a pellet stove.

1st = 20 m2 en-suite bedroom with a shower room (walk-in shower, washbasin, toilet) + 11 m2 lounge.

2nd = 29 m2 en-suite bedroom with a large bathroom (bath, shower, washbasin, toilet) + 10 m2



mezzanine.

Miscellaneous = Property tax of 405 Euros + well situated in the heart of the village + parking nearby (50m) + electric heating + TV/Sat/internet connection on every floor + double glazing.

Price = 119.000 Euros (Charming and cosy)

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 : 86450

Property Size: 90 m²

Bedrooms: 2

Bathrooms: 1

Reference: SG119000E

Other Features

Immediately Habitable

Latest properties

Rental Potential

Comum

Quartos de dormir: 2

Banheiro: 1

Pés quadrados acabados: 90 m²

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Sim

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.590.814



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