



Atypical Village House With 60 M2 Of Living Space In Need Of Modernisation, Close To The River Beaches.



Информация об агенте

Название:	Freddy Rueda
Название компании:	Freddy Rueda Sarl
Страна:	Франция
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (467) 363-428
Languages:	English, French
Веб-сайт:	https://realestateoccitane.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 80,980.43

Местоположение

Страна:	Франция
Область:	Occitanie
Почтовый индекс:	34460
Добавлено:	11.08.2025

Описание:

A lively village on the banks of the Orb river with all amenities, cafes and restaurants, 30 minutes from Beziers and the motorways, as well as the beaches.

Located in a peaceful and authentic setting, this pretty village house offers great potential after renovation. It has 3 floors and offers approximately 60 m2 of living space, including 2 bedrooms. Ideal as a holiday home or for seasonal rentals, it is just a stone's throw from the river beaches, a perfect location for nature lovers and swimmers.

Ground = 5 m2 entrance hall + WC + 2 m2 shower room (shower, washbasin) + 10 m2 cellar opening onto a small 3.5 m2 courtyard.

1st = 13 m2 kitchen with wood-burning stove, opening onto a 15 m2 living room.

2nd = 10 m2 bedroom with access to another 15 m2 bedroom.

Miscellaneous = Electric heating + single glazing + property tax of 707 Euros + ideal for seasonal rentals + modernisation work required.



Price = 69.300 Euros (Nice little project !)

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 : 73416
Property Size: 60 m2
Bedrooms: 2
Bathrooms: 1
Reference: C69300E

Other Features

Courtyard
Immediately Habitable
Latest properties
Outside space
Renovation required
Rental Potential

Общие

Спальни:	2
Ванные комнаты:	1
Готовые кв.м.:	60 кв м

Utility details

Heating:	да
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.431.376
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