



Beautiful Town House Full Of Character Offering 195 M2 Of Living Space, A Delightful Courtyard With Jacuzzi And A Pleasant Terrace, In The Heart Of The Center



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
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Languages:	English, French
Веб-сайт:	https://realestateoccitane.com

Детали объявления

Недвижимость:	На продажу
Цена:	EUR 326,160

Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Capestang
Почтовый индекс:	34310
Добавлено:	07.01.2026
Описание:	

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 !

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 center !

Ground = 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 = 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 = Magnificent room of over 30 m2 + shower room of 4.87 m2 (shower, washbasin, WC) + room of 20.69 m2.

Exterior = Charming landscaped courtyard of approximately 80 m2 with spa/jacuzzi + covered terrace of 20 m2 + 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.

Price = 326.160 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. Information on the risks to which this property is exposed is available on the Georisks website: georisques.gouv.fr

Property Id : 78532

Property Size: 195 m2

Bedrooms: 5

Bathrooms: 3

Reference: C326160E

Other Features

Courtyard

Immediately Habitable

Latest properties

Near the coast

Outside space

Rental Potential

Terrace

Общие

Спальни: 5

Ванные комнаты: 3

Готовые кв.м.: 195 кв м

Room details



Indoor Features:

Fitted kitchen

Utility details

Heating:

да

Lease terms

Date Available:

Contact information

IMLIX ID:

IX8.036.733

