



Charming Characterfull Village House With 3 Bedrooms, 2 Bathrooms And A Pleasant Roof Terrace



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 214,901.68

Местоположение

Страна:	Франция
Область:	Occitanie
Почтовый индекс:	34360
Добавлено:	02.06.2026

Описание:

Hamlet without shops, but only 2 minutes from Saint-Chinian, 5 minutes from Cessenon-sur-Orb and 40 minutes from the beach !

Charming characterfull village house entirely renovated, offering a living space of 118 m2, it is composed of 3 bedrooms (2 are masters), 2 bathrooms/shower rooms, several lounges, a fully equipped kitchen, a cellar and a pleasant roof terrace, not overlooked. Charming with some character ! Quiet and parking spaces nearby !

Ground = Cellar of about 12 m2 + entrance on fully equipped kitchen of 16.94 m2 (lower units sink, electric oven, fridge, dish washer, central island and beautiful travertin floor) + WC of 2.04 m2 + lounge of 12.91 m2 (wooden parquet floor).

1st = Hall of 1 m2 + bedroom of 14.73 m2 + corridor of 4.43 m2 + master bedroom of 24.33 m2 comprising a bedroom of 14.02 m2 and en suite bathroom of 10.31 m2 (basin unit, bath, WC, laundry area).

2nd = Bedroom of 15.56 m2 with en suite shower room (basin unit, italian walk-in shower) + lounge of



25 m2 + WC of 2 m2 + access to the terrace of 12 m2.

Exterior = A superb terrace of 12 m2, very charming, not overlooked !

Extras = Entirely renovated (electricity, plumbing, interior:) + possibility of being sold fully furnished + reversible air conditioning + double glazing + wooden shutters + parquet and tiled floors + on main sewage + roof is good + estimated amount of annual energy consumption for standard use: between 1110 Euros and 1550 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 430 Euros only.

Price = 185.760 Euros (Charming !)

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 : 86022
Property Size: 118 m2
Bedrooms: 3
Bathrooms: 2
Reference: PS232000EE

Other Features

Immediately Habitable
Latest properties
Outside space
Rental Potential
Terrace

Общие

Спальни:	3
Ванные комнаты:	2
Готовые кв.м.:	118 кв м

Rental details

Furnished:	да
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.541.968
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