



Charming Village House With 82 M2 Living Space, Beautiful Roof Terrace And Lovely Views.



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 133,803.27

Местоположение

Страна:	Франция
Область:	Occitanie
Почтовый индекс:	34480
Добавлено:	13.08.2026

Описание:

Nice village with all shops, cafe/restaurant, 20 minutes from Beziers, 5 minutes from Magalas and 30 minutes from the beach.

Charming village house, offering approximately 82 m2 of living space on 4 levels, including 3 bedrooms and a beautiful 12 m2 roof terrace with lovely views. Conveniently located in the centre of the village, 2 minutes from the shops.

Ground= 12 m2 entrance hall with study area + 2.8 m2 hall + wc + 3.2 m2 shower room (shower, washbasin, wc) + storage cellar.

1st = 2.5 m2 hall + 11 m2 fitted kitchen + 9 m2 lounge + 2 m2 shower room (shower, washbasin).

2nd = 2 bedrooms of 13 m2 and 12 m2.

3rd = 1.5 m2 hall + 12 m2 bedroom under roof + 12 m2 roof terrace with lovely views.

Miscellaneous = Annual property tax of 612 Euros + heating needed + not subject to energy performance



diagnostics.

Price = 115.000 Euros (Perfect as a 1st investment or as a holiday base)

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 : 90257

Property Size: 82 m2

Bedrooms: 3

Bathrooms: 2

Reference: AS125000EE

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Общие

Спальни:	3
Ванные комнаты:	2
Готовые кв.м.:	82 кв м

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	да
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.820.343
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IMLIX

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