



## Superb Town House With 300 M2 Of Living Space With Its Former Wine Storehouse, Garden And Swimming Pool 10 Minutes From The Beaches.



### Emlakçı Bilgisi

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| İsim:             | Freddy Rueda                                                                |
| Şirket Adı:       | Freddy Rueda Sarl                                                           |
| Ülke:             | France                                                                      |
| Experience since: |                                                                             |
| Hizmet tipi:      | Selling a Property                                                          |
| Specialties:      |                                                                             |
| Property Type:    | Apartments, Houses                                                          |
| Telefon:          | +33 (467) 363-428                                                           |
| Languages:        | English, French                                                             |
| Web sitesi:       | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### İlan Detayları

|            |                |
|------------|----------------|
| İçin mülk: | Satılık        |
| Fiyat:     | USD 708,575.58 |

### Konum

|                      |            |
|----------------------|------------|
| Ülke:                | France     |
| Eyalet/Bölge/ Şehir: | Occitanie  |
| Posta kodu:          | 11560      |
| Yayınlandı:          | 29.07.2024 |
| Açıklama:            |            |

Nice village with all shops and restaurants, 15 minutes from Beziers, 15 minutes from Narbonne, 10 minutes from the beaches and close to the protected natural park La Clape.

Discover this superb bourgeois-style house combining original charm with modern comfort, with 300 m2 of living space including 6 bedrooms plus an attic that could be converted. Ideally located just 10 minutes from the beaches of Saint-Pierre-la-Mer, this property will win you over with its spacious living areas, former wine storehouse and large garden with swimming pool. Don't miss this unique opportunity!

Ground = 25 m2 entrance hall with access to the garden + 52 m2 living room + 19 m2 fitted kitchen (wall and floor units, hob, electric oven, extractor fan, sink, American fridge) + 18 m2 sitting room.

1st = 20 m2 hall + 4 bedrooms of 19.8 m2, 19.8 m2, 19 m2 and 19.5 m2 + 10 m2 bathroom to be refurbished (bath, shower, 2 basins, bidet) + WC + washbasin area.

2nd (recently renovated) = 13.5 m2 hall + 2 bedrooms of 19.5 m2 and 20.3 m2 + 8 m2 room + 4.4 m2 hall + 51 m2 attic.



Outside = Front courtyard and car park + gate (being installed) + former 200 m2 wine storehouse with old wine vats (new roof) + rear terrace overlooking garden with swimming pool (9.5x4m, chlorine) + utility room + barbecue and bread oven.

Miscellaneous = Gas central heating + property tax of about 4000 Euros + estimated amount of annual energy consumption for standard use: between 5019 Euros and 6791 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + good location in the heart of the village close to shops/restaurants and in a quiet lane + roof in good condition.

Price = 609.000 Euros (A must see!)

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](http://georisques.gouv.fr)

Property Id : 77111  
Property Size: 300 m2  
Property Lot Size: 1,801 m2  
Bedrooms: 6  
Bathrooms: 1  
Reference: FP675000E

## Other Features

Immediately Habitable  
Near the coast  
Outside space  
Prestige  
Private parking/Garage  
Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

Durum: Good

## Genel Bilgiler

|                   |         |
|-------------------|---------|
| Yatak odası:      | 6       |
| Banyo:            | 1       |
| Bitmiş metrekare: | 300 m2  |
| Arazi Büyüklüğü:  | 1801 m2 |

## Room details



# IMLIX

IMLIX Gayrimenkul Pazarı  
<https://www.imlix.com/tr/>

Indoor Features:

Fitted kitchen

## Utility details

Heating:

Evet

## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX5.966.246

