



## Pretty Village House Offering Terraces With View, Small Garden And Located In A Very Charming Hamlet.



### 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 185,160.47

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Faugeres
Posta kodu:	34600
Yayınlandı:	22.07.2025

### Açıklama:

Hamlet with no shop, 15 minutes from Roujan, 30 minutes from Pezenas and Beziers and 40 minutes from the coast.

Pretty village house with about 88 m2 of living space including 2 bedrooms plus a lovely vaulted cellar of 30 m2, several terraces with nice views and a garden of about 200 m2 that could receive a pool. In a peaceful hamlet.

Ground (garden level) = Vaulted cellar of 30 m2 + cellar of 20 m2 with access to the garden.

Ground (street level) = Living room of 29 m2 with fireplace and access to a terrace of 12 m2 (with stairs to the garden) and access through a few stairs to the kitchen of 19 m2 (lower units, gas hob, extractor and sink) with access to a terrace of about 10 m2 + hall of 3.6 m2 leading to WC, laundry of 6 m2 and a washroom of 4.5 m2 (2 washbasins and shower).

1st = Hall of 3 m2 + 2 bedrooms of 10 m2 and 11.8 m2.

Extras = Insert fireplace and electrical heating + estimated amount of annual energy consumption for



standard use: between 2150 Euros and 2980 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 468 Euros + quiet location in the centre of the village + finishings to foresee.

Price = 159.000 Euros (Great potential!)

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 : 72651

Property Size: 88 m2

Property Lot Size: 185 m2

Bedrooms: 2

Bathrooms: 1

Reference: FF183600E

## Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

With Land/Garden

## Genel Bilgiler

Yatak odası: 2

Banyo: 1

Bitmiş metrekare: 88 m2

Arazi Büyüklüğü: 185 m2

## Utility details

Heating: Evet

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.350.666



# IMLIX

**IMLIX Gayrimenkul Pazarı**

<https://www.imlix.com/tr/>

