



## Annexe Of A Former Priory, Converted Into A Furnished Apartment Among 12 Other Small Stone Residences In A Landscaped Park With Pools.



### 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 231,537.83 |

### Konum

|                      |            |
|----------------------|------------|
| Ülke:                | France     |
| Eyalet/Bölge/ Şehir: | Occitanie  |
| Şehir/İlçe:          | Pezenas    |
| Posta kodu:          | 34120      |
| Yayınlandı:          | 17.08.2026 |
| Açıklama:            |            |

Located 2.5 kilometres from a lovely village with all shops, cafes/restaurants, 20 minutes from Beziers, 5 minutes from Pezenas and 25 minutes from the coast.

Annexe of a former priory, converted into a furnished apartment of 91 m2 with 2 bedrooms and an equipped kitchen. The whole landscaped park (9645 m2) of the priory and the 2 swimming pools are in coproperty between the owners of each cottage. Private terrace of 20.5 m2. Excellent rental income! Superb setting! Rare.

Ground = Living room/equipped kitchen de 41 m2 + mezzanine of 5 m2 + bedroom of 10 m2 + chambre of 30 m2 + bathroom of 4 m2 (bath and washbasin) + wc.

Exterior = Landscaped park all around the property with table tennis and 2 pools (one heated, one with a children mini pool) + the property is located on the bank of a small lovely stream.

Sundry = Electrical heating + annual land tax of about 550 Euros + new plumbing and electricity +



peaceful location in the heart of the vineyards + coproperty charges of about 1200 Euros/year (maintenance of garden/pool etc..) + apartment rented 550 Euros/760 Euros/950 Euros/1050 Euros in low/mid/high/very high season (possibility to keep the same rental company) + borehole (free water plus town water + septic tank + internet connexion + pets forbidden + estimated amount of annual energy consumption for standard use: between 515 Euros and 697 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 199.000 Euros

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 : 90425

Bedrooms: 2

Bathrooms: 1

Reference: AP262500EE

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

## Genel Bilgiler

Yatak odası: 2

Banyo: 1

## Utility details

Heating: Evet

## Building details

Outdoor Amenities: Pool

## Rental details

Furnished: Evet

## Lease terms

Date Available:



# IMLIX

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

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## Contact information

IMLIX ID:

IX8.845.675

