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Large Winegrower's House With 220 M2 Of Living Space, Very Large Garage, Courtyards And Terraces, 15 Minutes From The Beaches Of The Bassin De Thau.

معلومات الوكيل

Freddy Rueda	اسم:
Freddy Rueda Sarl	اسم الشركة:
France	بلد:
Experience	since:
Selling a Property	نوع الخدمة:
Specialties:	
Apartments, Houses	Property Type:
+33 (467) 363-428	هاتف:
English, French	Languages:
https://realestateoccitane.com	موقع الكتروني:



تفاصيل الاعلان

عقار لل: تخفيض السعر
السعر: EUR 378,000

موقع
بلد: France
الدولة / المنطقة / المحافظة: Occitanie
مدينة: Meze
الرمز البريدي: 34140
نشر: 13/11/2024
وصف:

Village on the Bassin de Thau, with all shops (grocery, tobacconist, chemist), 15 minutes from Sete, Ballaruc and Bouzigues, 20 minutes from Pezenas, 25 minutes from Montpellier and 15 minutes from the beaches.

Spacious winegrower's house just 15 minutes from Sete and the beaches, offering 220 m2 of living space including 4 bedrooms and 2 bathrooms. This property offers beautiful, comfortable living space and spacious bedrooms. The sleeping area is brand new, with a few refreshments to be carried out in the communal rooms. The garage can accommodate up to 4 vehicles. Just 15 minutes from the beaches, but away from the hustle and bustle of summer tourism!

Ground = Garage of approximately 130 m2+ 80 m2 courtyard/garden at the rear of the house with a 27 m2 covered area (under the terrace) and access to the garage + 20 m2 courtyard at the front of the house with access to an entrance terrace of approx. 10 m2 + cellar.

1st = 27 m2 living room/kitchen opening onto 38 m2 lounge with open fireplace + 5 m2 utility/storage



room with numerous cupboards + 8 m2 utility room with access to the rear terrace + WC + 7 m2 bathroom (needs updating, shower, bath and washbasin) + 17 m2 room and hall with access to the rear terrace + 10.6 m2 bedroom/study + 27 m2 terrace with fireplace/barbecue and access to the courtyard.

2nd = Hall of 14 m2 + 4 bedrooms of 15 m2, 15 m2, 14.4 and 27 m2 + bathroom of 10 m2 (bath and 2 basins) + WC + dressing room of 6 m2.

Exterior = 20 m2 front courtyard with access to a 10 m2 terrace + 27 m2 rear terrace with access to an 80 m2 courtyard.

Miscellaneous = Annual property tax of 2139 € + estimated amount of annual energy consumption for standard use: between 2430 € and 3320 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + heating with fireplace and electric convector heaters + new plumbing and electricity on the night side + roof in good condition and recently insulated (30 cm glass wool).

Price = 378.000 € (Potential and in a highly sought-after region close to beaches and Montpellier)

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 Geo risks website: georisques.gouv.fr

Property Id : 61140
Property Size: 217 m2
Property Lot Size: 269 m2
Bedrooms: 4
Bathrooms: 2
Reference: MS378000EB

Other Features

Courtyard
Immediately Habitable
Latest properties
Outside space
Prestige
Private parking/Garage
Rental Potential
Terrace

Good شرط:

مشارك
4 غرف نوم:
2 الحمامات:



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Utility details

نعم فعلا

Heating:

Lease terms

Date Available:

Contact information

IX6.400.145

IMLIX ID:

