



Beautiful High Quality Apartment In A 18th Century Winecave With Heated Pool And Restaurant/bar, In A Peaceful Setting.

معلومات الوكيل

Freddy Rueda	اسم:
Freddy Rueda Sarl	اسم الشركة:
France	بلد:
Experience since:	
Selling a Property	نوع الخدمة:
Specialties:	
Apartments, Houses	Property Type:
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English, French	Languages:
https://realestateoccitanie.com	موقع الكتروني:



تفاصيل الاعلان

عقار لل: تخفيض السعر
السعر: EUR 165,000

موقع: بلد:
الدولة / المنطقة / المحافظة: France
الرمز البريدي: Occitanie
نشر: 11700
وصف: 03/12/2024

A beautiful village on the Canal du Midi with all shops and restaurants, at about 45 minutes from the coast, at 20 minutes from Carcassonne and the motorway.

A beautiful apartment set around a courtyard of an 18th century winecave, developed into 27 apartments in 2000, with a communal heated pool and restaurant/bar in a peaceful setting, looking out onto a lovely courtyard. The apartment has been tastefully renovated to a high standard, with quality materials offering about 82 m2 living space over one level with patios. This ground floor apartment has 2 bedrooms, 2 bathrooms, an open-plan fitted kitchen, lounge and dining area with high ceilings and exposed beams. It also has some attic space and a wine-cellar/storage (ideal for bicycles :) of about 6 m2. Comfortable and neutral decoration, peaceful and ready to move into. Excellent holiday home or permanent residence in a characterful setting, with good holiday lettings, if desired.

Interior = Open plan fully equipped kitchen, lounge and dining area of 46 m2 with patio of 6 m2 in front of the entrance + corridor of 3.8 m2 + laundry room of 2.5 m2 + bathroom of 4.8 m2 (bath, wc, sink) + bedroom of 10.11 m2 + bedroom of 14 m2 with doors onto patio of 8 m2 and ensuite of 3.1 m2 (shower, wc, sink).



Exterior = 2 patios + shared communal gardens and pool + private off the street parking place.

Sundry = Electric heating + double glazing + appliances included + furniture negotiable + annual property tax of 1418 € + estimated amount of annual energy consumption for standard use: between 1630 € and -2206 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + co ownership charges of about 2000 €/year (covers grounds, pool, general maintenance and insurance and has decreased annually the past few years) + habitable immediately + good potential for summer rentals : 800-950 € per/week + heated communal pool + restaurant/bar in complex + cellar + private parking place.

Price = 165.000 € (Great location, high quality, excellent condition - 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 Geo risks website: georisques.gouv.fr

Property Id : 61959
Property Size: 82 m2
Bedrooms: 2
Bathrooms: 2
Reference: L165000E

Other Features

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

Excellent

شرط:

2
2

مشترك
غرف نوم:
الحمامات:

Fitted kitchen

Room details

Indoor Features:

Utility details



IMLIX

سوق العقارات IMLIX
<https://www.imlix.com/ar/>

نعم فعلا

Heating:

Pool

Building details

Outdoor Amenities:

Lease terms

Date Available:

Contact information

IX6.487.766

IMLIX ID:

