



# IMLIX

سوق العقارات IMLIX  
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## Comfortable And Cosy Village House With 130 M2 Of Living Space With 2 Roof Terraces.

### معلومات الوكيل

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



### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 155,000

موقع: بلد:  
الدولة / المنطقة / المحافظة: France Occitanie  
مدينة: Laurens  
الرمز البريدي: 34480  
نشر: 17/12/2024  
وصف:

Nice village with all shops, bar, restaurant and school, 20 minutes from Beziers, and 25 minutes from the coast.

Comfortable and cosy 2 faces village house, offering about 130 m2 of living space including 3 bedrooms and 3 bathrooms, plus 2 roof terraces of 7.3 m2 and 12 m2.

Ground = Entrance onto an equipped kitchen of 24.3 m2 (cooker, extractor, sink dishwasher, fridge and freezer) + lounge of 19 m2 + washroom of 3.8 m2 (shower, washbasin and WC) + pantry of 3.7 m2.

1st = Hall of 3 m2 + bedroom of 15 m2 with access to an office of 5.6 m2 and dressing room of 2.6 m2 + bathroom of 7.6 m2 (bath, shower, washbasin and WC) + bedroom of 10.8 m2 .

2nd = Hall of 1 m2 + room/bedroom of 11.7 m2 with access to a terrace of 7.3 m2 + e suite bedroom of 16.5 m2 en suite with washroom of 3.4 m2 (shower, washbasin and WC) and access to a terrace of 12 m2.

Extras = Electric heating + sound home + nice private terrace + estimated amount of annual energy



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consumption for standard use: 1578 € per year. Average energy prices indexed to the year 2022 (including subscriptions) + annual land of about 900 €.

Price = 155.000 € (Nice village house with terrace !)

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 Georisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 62570  
Property Size: 130 m2  
Property Lot Size: 65 m2  
Bedrooms: 3  
Bathrooms: 3  
Reference: ALF177000E

#### Other Features

Immediately Habitable  
Latest properties  
Outside space  
Rental Potential  
Terrace

#### مشارك

3  
3

غرف نوم:  
الحمامات:

#### Utility details

نعم فعلا

Heating:

#### Lease terms

Date Available:

#### Contact information

IX6.524.407

IMLIX ID:



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