



## Superb, Spacious, Fully Renovated Character House With 210 M2 Of Living Space Plus 70 M2 Of Converted Commercial Space



### Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Firma:	
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Dienstleistung:	
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Immobilie:	
Telefon:	+33 (467) 363-428
Sprachen:	English, French
Webseite:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 289,000

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34460
Veröffentlicht:	06.12.2024

### Beschreibung:

Small town with all shops, nursery and primary schools, college, restaurants and cafe, 30 minutes from Beziers, close to the river Orb.

This magnificent character property, located in the heart of the town centre, combines old-world charm with modernity, offering a rare opportunity to run a fully-fitted business on the ground floor. This vast space, ready to accommodate your professional activity, benefits from exceptional visibility thanks to its strategic location and elegant facade. Upstairs, the house with 210 m2 of living space will win you over with its generous volumes, meticulous finishes and warm atmosphere. A real gem in the centre of all amenities, ideal for combining a comfortable lifestyle with a business project. Don't miss this unique opportunity!

Ground = Independent commercial premises with a 45 m2 room overlooking the street + 17 m2 room with storage space + WC + 8 m2 hall with sink and access to the rear street.



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1st = 5 m2 hall + 20 m2 lounge + 40 m2 living room/equipped kitchen (wall and floor units, hob, oven, microwave, extractor fan, sink) + 4 m2 WC with storage + 4 m2 corridor + 3 bedrooms of 13 m2, 18 m2 and 24 m2 + 4.5 m2 shower room (Italian shower, basin) + 5 m2 bathroom (bath, WC, basin).

2nd = 18 m2 hall + 2 rooms of 18 m2 and 31 m2.

Miscellaneous = Complete renovation in 2022/2023 + reversible ducted air conditioning + double glazing + property tax of around €2,000 + estimated amount of annual energy consumption for standard use: between 2026 € and 2740 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + no work required + possibility of renting the premises for between €700 and €800/month + easy nearby parking + possibility of buying an additional stone shed (250 m from the house) for €55,000.

Price = €289,000 (Superb and ideal location for a business, art gallery, coffee shop, :)

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 : 62001  
Property Size: 210 m2  
Bedrooms: 3  
Bathrooms: 2  
Reference: S289000E

## **Other Features**

Immediately Habitable  
Latest properties  
Rental Potential

## **Allgemein**

Schlafzimmer: 3  
Badezimmer: 2

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: IX6.487.765



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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