



## Charming House With 2 Bedrooms, Covered Terrace And Courtyard, In A Pleasant Secure Residence With Pool And A Few Minutes From The Sea



### 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
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 169,290

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Vendres
Postleitzahl:	34350
Veröffentlicht:	20.12.2024

#### Beschreibung:

Lively seaside resort with all shops, 15 minutes from Beziers and Beziers- Cap-d'Agde airport!

In a pleasant, secure and perfectly maintained residence, you will find this charming house offering 42 m<sup>2</sup> (2 sides), comprising 2 bedrooms, a bathroom, a living room with open-plan kitchen and a covered terrace and small courtyard to the rear of around 40 m<sup>2</sup>, not overlooked.

Sold fully furnished, ideal for seasonal rental or for spending your holidays by the sea!

A private parking space at the front of the house, a lovely communal swimming pool just opposite and just a few minutes from the sea!

Ground floor of 23.86 m<sup>2</sup> = Entrance into fully-equipped open-plan kitchen (electric hob, sink, fridge, dishwasher, washing machine, wall and floor units) + bright living room with bay windows opening onto terrace + bathroom (bath, vanity unit, WC).



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1st of 18.56 m2 = Hallway + WC with washbasin + bedroom (sloping ceiling) with wardrobes + bedroom with built-in wardrobe and pool view.

Exteriors = Private parking space to the front + covered terrace to rear with courtyard of about 40 m2, not overlooked.

Miscellaneous = Electric heating + double glazing + tiled floor + easy maintenance + annual property tax of 814 €.

Price = 169.290 € (Ideal for seasonal rental !)

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 : 62749

Property Size: 42 m2

Bedrooms: 2

Bathrooms: 1

## **Other Features**

Courtyard

Immediately Habitable

Latest properties

Near the coast

Outside space

Private parking/Garage

Rental Potential

Terrace

## **Allgemein**

Schlafzimmer: 2

Badezimmer: 1

## **Versorgungsdetails**

Heizung: Ja

## **Gebäudedetails**

Außen-Ausstattung: Pool

## **Mietdetails**

Möbliert: Ja



## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:

IX6.524.403

