



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



### Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
Όνομα εταιρείας:	Freddy Rueda Sarl
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (467) 363-428
Languages:	English, French
Site:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 155,000

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Laurens
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	17/12/2024

### Περιγραφή:

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

Property Id : 62570  
Property Size: 130 m<sup>2</sup>  
Property Lot Size: 65 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 3  
Reference: ALF177000E

### Other Features

Immediately Habitable  
Latest properties  
Outside space  
Rental Potential  
Terrace

### Κοινά

Κρεβατοκάμαρες: 3  
Μπάνια: 3

### Utility details

Heating: Ναί

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.524.407



IMLIX

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