



## Small Village House With 2 Bedrooms And Terrace In The Heart Of The Village.



### Info Agente

Nombre:	Freddy Rueda
Nombre empresa:	Freddy Rueda Sarl
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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 78,291.72

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Código postal:	34490
Publicado:	12/09/2024

### Descripción:

Dynamic village with all shops (cafes, restaurants, pharmacy, bakery, supermarkets:) located at 5 minutes from the Orb river, 10 minutes from Cessenon-sur-Orb, 15 minutes from Beziers and 25 minutes from the beach !

Small village house (2 faces) offering a living space of 60 m2, composed with a living room and open kitchen, a shower room, a laundry room (or little garage), 1 to 2 bedrooms, plus a cellar and a small terrace with a barbecue ! Right in the heart of village !

Basement = Small cellar for bikes/moto + laundry room of 16 m2 with sink (or small garage, slide to foresee) + hall of 1m2 + shower room of 3.59 m2 (shower, WC, sink).

1st = Living room of 20 m2 with open kitchen (bar, lower and higher units, gas hob, hood, electric oven, sink) plus a balcony and a small terrace of 6 m2 with barbecue.

2nd = Hall of 1.87 m2 + WC with wash hand basin of 1.02 m2 + room of 6.67 m2 that could be a dressing, office or an extra bedroom + bedroom of 10 m2 with integrated cupboards and nice view.



Exterior = A small terrace of 6 m2 with barbecue.

Extras = Tiled floor + PVC double glazing + gas central heating + on main sewage + small refreshments to foresee + estimated amount of annual energy consumption for standard use: between 1196 € and 1618 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 382 €.

Price = 71.280 € (Interesting for a 1st purchase !)

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 : 58511  
Property Size: 60 m2  
Property Lot Size: 70 m2  
Bedrooms: 2  
Bathrooms: 1  
Reference: CT71280E

### **Other Features**

Immediately Habitable  
Latest properties  
Rental Potential  
Terrace

### **Común**

Dormitorios:	2
Baños:	1

### **Utility details**

Heating:	Sí
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.071.874
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