



Comfortable 85 M2 Village House With Large 40 M2 Terrace, 60 M2 Small Garden, Workshop And Garage.



Ügynök információ

Név:	Freddy Rueda
Cégnév:	Freddy Rueda Sarl
Ország:	France
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Weboldal:	https://realestateoccitane.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 171,843.69

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Bédarieux
Irányítószám:	34600
Feladta:	2025. 03. 21.
Leírás:	

Nice little town in the Orb valley, primary and secondary schools, cafes, restaurants, supermarkets, 30 minutes from Beziers, 10 minutes from Lac du Salagou and 45 minutes from the beaches.

Town house in need of refurbishment (probably part of an old textile factory) with 85 m2 of living space, including one bedroom plus office and one bedroom for a single bed. Superb 40 m2 terrace with river views and 60 m2 small garden plus a fairly large 30 m2 garage and 60 m2 workshop. The house is very sound and just needs a little interior refreshment. Sold furnished ! Great location.

Ground floor = 30 m2 garage + 60 m2 workshop with former interior "boutique".

1st floor = 4 m2 hall + 12 m2 kitchen with access to a 40 m2 terrace (south-facing) + 11 m2 living room + 14.5 m2 dining room.

1st (half floor) = 8 m2 hall + 12.5 m2 bedroom + 7 m2 study which can accommodate a small sofa bed + 8.3 m2 single bedroom + WC + 4.4 m2 bathroom (bath, washbasin, bidet).



Exterior = 40 m2 terrace + 60 m2 garden/yard.

Miscellaneous = Oil-fired central heating + property tax of about 300 Euros (expect a small increase) + refreshments to be carried out, but the house is very sound !

Price = 151.200 Euros (In the city center with a small garden and a great 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

Property Id : 65845

Property Size: 85 m2

Property Lot Size: 180 m2

Bedrooms: 2

Bathrooms: 1

Reference: B145000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

Gyakori

Hálósobák: 2

Fürdőszobák: 1

Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.762.132



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