



## Single Storey Flat Of 40 M2 In A Secure Residence At 10 Minutes From The Beaches.



### Informazioni sull'Agente

Nome:	Freddy Rueda
Nome della ditta:	Freddy Rueda Sarl
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Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 145,800

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Serignan
Cap:	34410
Pubblicato:	29/11/2024

### Descrizione:

Lively village 10 minutes from the seaside, with all shops, supermarkets, restaurant, school and college, 10 minutes from Beziers, 40 minutes from Montpellier and 5 minutes from the beach.

This single-storey flat on the 1st floor of a secure residence offers 40 m2 of living space, including one bedroom, plus a 20 m2 covered terrace and 2 private parking spaces. Just a short walk from the village centre and 15 minutes by bike from the beach!

Inside = 25 m2 living room/kitchen (hob, fridge, sink, worktop) with access to terrace + 4.3 m2 shower room (shower, washbasin, WC) + 9.7 m2 bedroom.

Outside = Covered terrace of approximately 20 m2.

Miscellaneous = Electric heating + estimated amount of annual energy consumption for standard use: between 430 € and 640 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of 448 € + rented for 500 €/month until May 2025 + management charge



of approximately 800 €/year.

Price = 145.800 € (Modern and comfortable, 10 minutes from the beaches !)

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 : 61519  
Property Size: 40 m2  
Bedrooms: 1  
Bathrooms: 1  
Reference: S145800E

### Other Features

Immediately Habitable  
Latest properties  
Outside space  
Private parking/Garage  
Rental Potential  
Terrace

### Comune

Camere da letto:	1
Bagni:	1

### Utility details

Heating:	Si
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.444.537
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