



## Superb, Spacious, Fully Renovated Character House With 210 M2 Of Living Space Plus 70 M2 Of Converted Commercial Space



### Информация об агенте

Название:	Freddy Rueda
Название компании:	Freddy Rueda Sarl
Страна:	Франция
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (467) 363-428
Languages:	English, French
Веб-сайт:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 289,000

### Местоположение

Страна:	Франция
Область:	Occitanie
Почтовый индекс:	34460
Добавлено:	06.12.2024

#### Описание:

Small town with all shops, nursery and primary schools, college, restaurants and cafe, 30 minutes from Beziers, close to the river Orb.

This magnificent character property, located in the heart of the town centre, combines old-world charm with modernity, offering a rare opportunity to run a fully-fitted business on the ground floor. This vast space, ready to accommodate your professional activity, benefits from exceptional visibility thanks to its strategic location and elegant facade. Upstairs, the house with 210 m2 of living space will win you over with its generous volumes, meticulous finishes and warm atmosphere. A real gem in the centre of all amenities, ideal for combining a comfortable lifestyle with a business project. Don't miss this unique opportunity!

Ground = Independent commercial premises with a 45 m2 room overlooking the street + 17 m2 room with storage space + WC + 8 m2 hall with sink and access to the rear street.

1st = 5 m2 hall + 20 m2 lounge + 40 m2 living room/equipped kitchen (wall and floor units, hob, oven,



microwave, extractor fan, sink) + 4 m<sup>2</sup> WC with storage + 4 m<sup>2</sup> corridor + 3 bedrooms of 13 m<sup>2</sup>, 18 m<sup>2</sup> and 24 m<sup>2</sup> + 4.5 m<sup>2</sup> shower room (Italian shower, basin) + 5 m<sup>2</sup> bathroom (bath, WC, basin).

2nd = 18 m<sup>2</sup> hall + 2 rooms of 18 m<sup>2</sup> and 31 m<sup>2</sup>.

Miscellaneous = Complete renovation in 2022/2023 + reversible ducted air conditioning + double glazing + property tax of around €2,000 + estimated amount of annual energy consumption for standard use: between 2026 € and 2740 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + no work required + possibility of renting the premises for between €700 and €800/month + easy nearby parking + possibility of buying an additional stone shed (250 m from the house) for €55,000.

Price = €289,000 (Superb and ideal location for a business, art gallery, coffee shop, :)

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 : 62001  
Property Size: 210 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 2  
Reference: S289000E

## Other Features

Immediately Habitable  
Latest properties  
Rental Potential

## Общие

Спальни: 3  
Ванные комнаты: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.487.765



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