



## Charming House With 2 Bedrooms, Covered Terrace And Courtyard, In A Pleasant Secure Residence With Pool And A Few Minutes From The Sea



### 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
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Languages:	English, French
Веб-сайт:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	EUR 169,290

### Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Vendres
Почтовый индекс:	34350
Добавлено:	20.12.2024

#### Описание:

Lively seaside resort with all shops, 15 minutes from Beziers and Beziers- Cap-d'Agde airport!

In a pleasant, secure and perfectly maintained residence, you will find this charming house offering 42 m<sup>2</sup> (2 sides), comprising 2 bedrooms, a bathroom, a living room with open-plan kitchen and a covered terrace and small courtyard to the rear of around 40 m<sup>2</sup>, not overlooked.

Sold fully furnished, ideal for seasonal rental or for spending your holidays by the sea!

A private parking space at the front of the house, a lovely communal swimming pool just opposite and just a few minutes from the sea!

Ground floor of 23.86 m<sup>2</sup> = Entrance into fully-equipped open-plan kitchen (electric hob, sink, fridge, dishwasher, washing machine, wall and floor units) + bright living room with bay windows opening onto terrace + bathroom (bath, vanity unit, WC).

1st of 18.56 m<sup>2</sup> = Hallway + WC with washbasin + bedroom (sloping ceiling) with wardrobes + bedroom



with built-in wardrobe and pool view.

Exteriors = Private parking space to the front + covered terrace to rear with courtyard of about 40 m2, not overlooked.

Miscellaneous = Electric heating + double glazing + tiled floor + easy maintenance + annual property tax of 814 €.

Price = 169.290 € (Ideal for seasonal rental !)

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 : 62749  
Property Size: 42 m2  
Bedrooms: 2  
Bathrooms: 1

### Other Features

Courtyard  
Immediately Habitable  
Latest properties  
Near the coast  
Outside space  
Private parking/Garage  
Rental Potential  
Terrace

### Общие

Спальни: 2  
Ванные комнаты: 1

### Utility details

Heating: да

### Building details

Outdoor Amenities: Pool

### Rental details

Furnished: да



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.524.403

