



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



### Emlakçı Bilgisi

İsim:	Freddy Rueda
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Hizmet tipi:	Selling a Property
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 145,800

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Serignan
Posta kodu:	34410
Yayınlandı:	29.11.2024

### Açıklama:

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.



# IMLIX

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<https://www.imlix.com/tr/>

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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

### **Genel Bilgiler**

Yatak odası: 1  
Banyo: 1

### **Utility details**

Heating: Evet

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.444.537

