



Village House To Refresh With 100 m2 Of Living Space, Attic To Convert And Roof Terrace.,

34500, Occitanie

* For Sale * 3 Beds * 2 Baths

Village house to refresh offering about 100 m2 of living space including 3 bedrooms plus an attic of about 50 m2 to convert into additional living space and a roof terrace of 25 m2 (some waterproofing work to foresee).

€99,000

Ref: CCC104500E

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French Entrée 

Property Description

Village house to refresh offering about 100 m² of living space including 3 bedrooms plus an attic of about 50 m² to convert into additional living space and a roof terrace of 25 m² (some waterproofing work to foresee). Well located, in the heart of the town, just steps way from all shops and cafes/restaurants.

Property features:

Some renovation

City/town/village centre

House

Property Details:

Small town on the Canal du Midi with all shops and restaurants, 20 minutes from Beziers, 20 minutes from Narbonne, 25 minutes from the beach.

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Ground = Entrance hall of 13 m² + lounge of 13 m² + non equipped kitchen of 14 m² with access to a shower room of 2.8 m² (shower and washing machine) and independant wc + covered courtyard of 5 m².

1st = Hall of 2.5 m² + 3 bedrooms of 15 m², 15 m² and 12 m² + washroom of 6 m² (shower, washbasin, bidet, wc).

2nd = Attic of about 50 m² that could be converted and with access (stairs) to a terrace of 25 m² on the roof.

Exterior = Terrace of 25 m² with lovely views (about 5000 € worth of work to foresee).

Sundry = Electric heating + annual land tax of about 500 € + very sound home + well located in town centre + modernisation and refreshments to foresee.

Price = 104.500 € (Well located !)

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.



