



Entirely Renovated Town House With Garage, 2 Terraces, Courtyard, Lots Of Charm And Views On The River,

€540,000

Ref: AB588600E

34300, Occitanie

* 3 Beds * 3 Baths

Nice and dynamic town with all shops, railway station and beautiful river, located at 5 minutes from the beach, 20 minutes from the motorway and 30 minutes from Beziers.

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

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French Entrée 

Property Description

Nice and dynamic town with all shops, railway station and beautiful river, located at 5 minutes from the beach, 20 minutes from the motorway and 30 minutes from Beziers. Beautiful town house full of light that has been entirely renovated with taste and quality materials ! It is offering a living space of 110 m2 with 3 bedrooms (all en suite), 3 shower rooms, a beautiful fully equipped kitchen with high quality furnitures, a living area (lounge/dining), 2 terraces (one in front with view on the river, one at the back), plus a pleasant courtyard ! The house also benefits of a spacious tiled garage of about 100 m2 (that can receive 5 cars) and a very functional small gite to receive family or friends ! Lots of charm ! Just put your suitcases and enjoy !

Ground = Large entrance with a 10 m2 corridor + access to the garage/workshop of about 100 m2, fully tiled and with an electric gate + laundry area + WC of 2 m2 + gite of 11.49 m2 with small kitchen and shower, perfect to receive guest + access to the courtyard.

1st = Hall of 10.18 m2 with cupboards + fully equipped kitchen with high quality materials (coffee machine, central island with electric hob, beautiful extractor hood, units, american fridge, electric oven, micro-wave, sink, built-in dish washer) with access to the front terrace by French windows + living room of 28 m2 offering lounge and dining room (with access to the front terrace by french windows) + WC of 1.52 m2 + bedroom of 12.61 m2 (with access to the back terrace) and its en suite shower room of 3 m2 (WC, basin unit and Italian walk-in shower) + bedroom of 14.70 m2 (access to the back terrace) and en suite shower room of 5 m2 (WC, Italian walk-in shower, double basin unit and total dryer).

Exterior = A beautiful courtyard of 37.10 m2 accessible by the garage or by the back terrace + a front terrace of 15 m2 with a barbecue and beautiful view on the river and boats + a not-overlooked back terrace of 25 m2 with a nice view and stairs leading on the courtyard. Extras = Fully renovated with taste + electric gate + electric heating and reversible air conditioning in bedrooms + double glazing + electric roller shutters + annual land tax of 1790 €.

Price = 588.600 € (Just put your suitcase and enjoy !) 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. Property Id : 31661 Price: 588,600 € Bedrooms: 3 Bathrooms: 3 Reference: AB588600E Other Features Courtyard Immediately Habitable Latest properties Near the coast Outside space Prestige Private parking/Garage Rental Potential Terrace

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