



## Pretty Village House To Refresh With 75 M2 Of Living Space With Small Courtyard.,

34490, Occitanie

\* 3 Beds \* 1 Bath

Charming village house with 75 m2 of living space to refresh including 3 bedrooms plus a small courtyard of about 7 m2.

- Courtyard Immediately Habitable Latest properties Outside space Renovation required

€99,000

Ref: CC99000E

## Property Description

Charming village house with 75 m2 of living space to refresh including 3 bedrooms plus a small courtyard of about 7 m2. Cosy and in a quiet street of the village with all shops, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river. Sold fully furnished.

Ground = Living room of 18 m2 leading to a semi-equipped kitchen of 11 m2 (lower units, hob and sink). 1st = Hall of 1 m2 + 2 bedrooms of 11.1 m2 and 10.6 m2 + bathroom of 4.5 m2 (bath and washbasin) + wc. 2nd = Attic bedroom of 16 m2. Exterior = Small courtyard of about 7 m2. Extras = Electric heating + annual land tax of about 300 €.

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.

