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Duplex Flat 96 M2 In The Centre Of A Dynamic Tourist Town

Pezenas , Herault , Occitanie



€169,000

inc. of agency fees

3 Beds 2 Baths 96 sqm

A lively medieval tourist town,
20 minutes from Beziers, 20
minutes from the beaches, with
all shops and restaurants. This
recently renovated duplex flat...

At a Glance

Reference MFH-LFR-P194400E

Near to Pezenas

Price €169,000

Bed 3

Bath 2

Hab.Space 96 sqm

Pool No

Land Tax N/A

Property Description

A lively medieval tourist town, 20 minutes from Beziers, 20 minutes from the beaches, with all shops and restaurants.

This recently renovated duplex flat in the heart of the famous medieval town needs no work and is ready to move into. The flat's ideal location makes it perfect for seasonal or year-round lets, offering attractive rental income. The property (on the 2nd floor of a large stone house) boasts a comfortable, bright 96 m² living space, including 3 bedrooms. A unique opportunity to invest in a property combining historic charm and modernity in a town with a rich heritage.

2nd = 3.7 m² entrance hall + 2 bedrooms of 10.5 m² and 11 m² + 3.7 m² bathroom (bath and washbasin) + WC + 14.8 m² en suite bedroom with 2.6 m² shower room (shower and washbasin).

3rd = 3.6 m² hall + 47 m² living room/kitchen with large bay windows.

Miscellaneous = Electric heating + roof/plumbing/electricity in good condition + annual property tax of around 1000 Euros + estimated amount of annual energy consumption for standard use: between 1860 Euros and 2570 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + right in the heart of the town + free parking 10 minutes' walk away.

Price = 169.000 Euros (Rare product in the heart of the city !)

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 Geo-risks website: georisques.gouv.fr

Property Id : 63978

Property Size: 96 m2

Bedrooms: 3

Bathrooms: 2

Reference: P194400E

Other Features

Immediately Habitable

Rental Potential

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€169,000

Key Information

Internal Area: 96 sqm

Property Features:

- Immediately Habitable

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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