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Attractive Village House With 87 M2 Living Space And Roof Terrace In A...

Marseillan , Herault , Occitanie



€221,400

inc. of agency fees

3 Beds

1 Baths

Nice little town on the Etang de Thau with all shops, port, beach and restaurants, 20 minutes from Pezenas, 20 minutes from Beziers and 20 minutes from...

At a Glance

Reference MFH-LFR-
MA234000E

Bed 3

Near to Marseillan

Bath 1

Pool No

Price €221,400

Land Tax N/A

Property Description

Nice little town on the Etang de Thau with all shops, port, beach and restaurants, 20 minutes from Pezenas, 20 minutes from Beziers and 20 minutes from Montpellier.

Very attractive village house with 87 m² of living space including 2/3 bedrooms, located in the heart of a charming, lively seaside town just 2 steps from shops, the marina and the beach. Enjoy the roof terrace when you return from the beach! House sold furnished.

Ground = 6 m² entrance hall opening onto a large 32 m² room serving as bedroom + WC with washbasin.

1st = 18 m² living room/kitchen (wall and floor units, hob, fridge, washing machine) opening onto a 12 m² sleeping area + 4 m² shower room (shower, washbasin, basin).

2nd = Direct access to a 15 m² bedroom with access to a 15 m² terrace.

Miscellaneous = Annual property tax of 1183 Euros + estimated amount of annual energy consumption for standard use: between 590 Euros and 830 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + electric heating and pellet stove + sold furnished.

Price = 221.400 Euros (Quiet location in the heart of town!)

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 : 69182

Property Size: 87 m²

Bedrooms: 3

Bathrooms: 1

Reference: MA234000E

Other Features

Immediately Habitable

Near the coast

Outside space

Rental Potential

Terrace

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€221,400

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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S. and L. BROWN



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