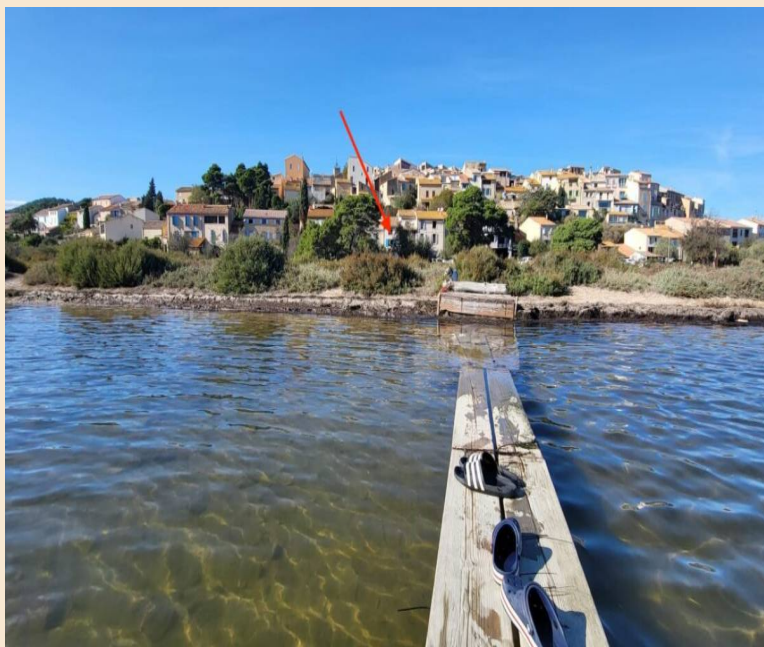


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## Very Pretty Fisherman's House, Completely Renovated, Of 90 M2 With 3 Bedrooms,...

Bages , Aude , Occitanie



**€269,000**

inc. of agency fees

3 Beds

2 Baths

Rare location in an seaside authentic village for this townhouse with direct views of the lagoon and sea, 5 minutes from Narbonne, in a highly sought-after...

### At a Glance

**Reference** MFH-LFR-B269000E

**Bed** 3

**Near to** Bages

**Bath** 2

**Pool** No

**Price** €269,000

**Land Tax** N/A

### Property Description

Rare location in an seaside authentic village for this townhouse with direct views of the lagoon and sea, 5 minutes from Narbonne, in a highly sought-after village. A home to fall in love with.

Very pretty fisherman's house, completely renovated in 2007, with 90 m<sup>2</sup> of living space including 2/3 bedrooms and 2 wash rooms/WC's, on the edge of the lagoon with direct views of the water and nature, in a picturesque, dynamic artists' village with 5 restaurants, a surf spot, and pink flamingos. A green and intimate 9 m<sup>2</sup> courtyard at the level of the living room offers a direct view of the water. This unique house is not overlooked and is located in a timeless setting close to everything. A rare and precious location. Possibility of a shop, gallery, independent apartment on the ground floor if desired or simply for use as a large house.

Ground = 2 separate entrances if you want to separate the lower from the upper floors + 13 m<sup>2</sup> room with triple bay window and professional sink giving direct access to the street and the lagoon/shores + 10 m<sup>2</sup> room opening onto this front room (shower, laundry area) + WC + ideal as an Airbnb or office or art gallery or business (authorization obtained for this).

1st = 30 m<sup>2</sup> living room/kitchen (upper and lower cabinets, hob, dishwasher) opening onto the intimate and green 9 m<sup>2</sup> courtyard with a view of the water and boats.

2nd = 11 m<sup>2</sup> bedroom with direct view of the water + 14 m<sup>2</sup> bedroom with French doors opening onto the courtyard below, not overlooked.

3rd = Storage mezzanine of approximately 7 m<sup>2</sup> or additional sleeping space for children.

Miscellaneous = Annual property tax of 400 Euros + estimated annual energy costs for standard use: between 1000 Euros and 1200 Euros per year including heating + modern electric radiators (house very easy to heat) + excellent sun exposure at the front and rear, especially in winter + unique, rare and highly sought-after location in a beautiful and authentic village + no work required as the house was completely renovated in 2007 by the

previous owner, who was a professional builder + public parking right in front of the house.

Price = 269.000 Euros (Unique, rare, potential for income or business/gallery, quality of life, peace and beauty)

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](http://georisques.gouv.fr)

Property Id : 71915

Property Size: 90 m2

Bedrooms: 3

Bathrooms: 2

Reference: B269000E

### **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

## Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	2
Price	€269,000

## Key Information

Property Features:

- Courtyard

**Location: Occitanie**



## Gallery

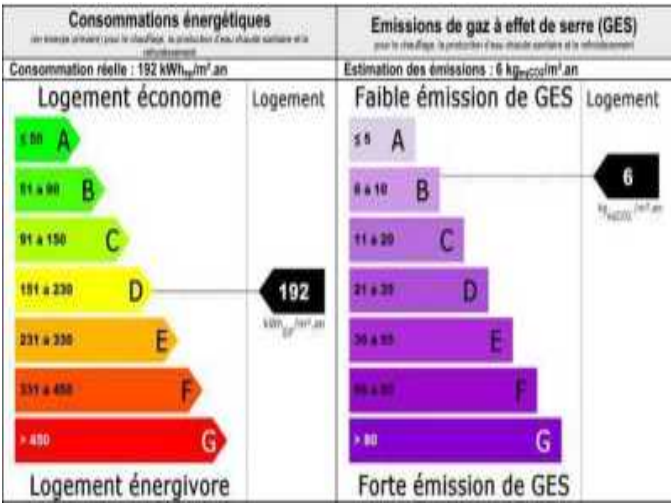














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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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