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Pleasant Village House With Terrace And Room For A Shop, In A Dynamic...

Pezenas , Herault , Occitanie



€225,500

inc. of agency fees

3 Beds

1 Baths

Dynamic village with all shops (bar, restaurants, supermarket, bakery:) located at 10 minutes from Pezenas (beautiful historic city), 25 minutes from Beziers and 35 minutes from the beach !Pleasant village...

At a Glance

Reference	MFH-LFR-RP225500E	Near to	Pezenas	Price	€225,500
Bed	3	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Dynamic village with all shops (bar, restaurants, supermarket, bakery:) located at 10 minutes from Pezenas (beautiful historic city), 25 minutes from Beziers and 35 minutes from the beach !

Pleasant village house (2 faces) very luminous, offering a living space of 107 m2 comprising a large living

room of 26 m², a kitchen leading on a nice private terrace of 25 m², a bathroom, 3 bedrooms and a large room of 100 m² (actually a music studio but will perfectly suit for a shop). Great volumes and potential !

Ground = Large room of 100 m² with independent access (actually a music studio so there's a great soundproofing) with a room of 35 m² (WC and basin unit) + mezzanine of 20 m² + 2 rooms of 20 m² each (ideal to create a shop).

Main house of 107 m²

1st = Entrance of 5.90 m² (cupboard) + WC of 1.40 m² + bright living room of 26 m² with its 2 french windows leading on balconies + kitchen of 16.36 m² (sink, lower unit, original wooden cupboards) with nice authentic fireplace + access to a pleasant private terrace of 25 m², south-east facing.

2nd = Hall of 4.50 m² + bedroom of 16.78 m² (balcony) + bedroom of 10 m² (balcony) + bathroom of 5.20 m² (bath and basin unit) + WC of 1.84 m² + spacious bedroom of 18.23 m² (nice old marble fireplace and 2 original wooden cupboards).

Exterior = A pleasant private south-east facing terrace of 25 m² (with a covered part).

Extras = Double glazing + good insolation + electric heating + interphone + roof has been checked in 2017 + hot boiler changed in 2021 + annual land tax of 1200€.

Price = 225.500 € (Good volumes and potential, ideal for a storekeeper !)

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 : 32166

Price: 225,500 €

Bedrooms: 3

Bathrooms: 1

Reference: RP225500E

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Summary

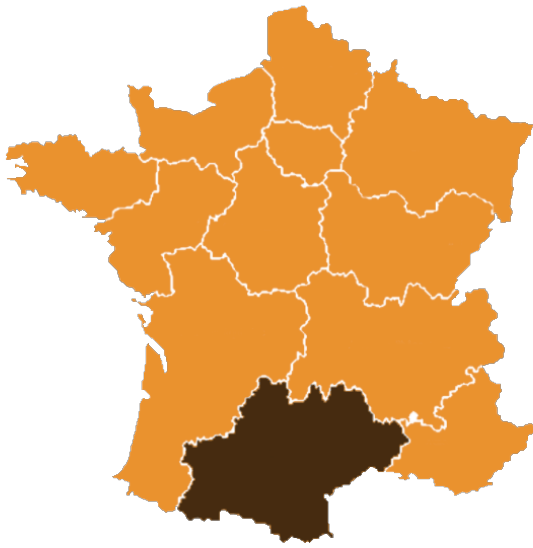
Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€225,500

Key Information

Property Features:

- Immediately Habitable

Location: Occitanie



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