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## A Lovely Renovated Apartment On The 2nd Floor In A Central Location Of...

**Beziers** , **Herault** , **Occitanie**



# €187,000

inc. of agency fees

3 Beds

1 Baths

A vibrant and historical city, with all shops, restaurants, markets, theatre, railway station, : 20 minutes to the beach and 10 minutes to airport and motorway. A lovely apartment, already renovated, 2nd...

### At a Glance

<b>Reference</b>	MFH-LFR-B187000E	<b>Near to</b>	Beziers	<b>Price</b>	€187,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	No		

### Property Description

A vibrant and historical city, with all shops, restaurants, markets, theatre, railway station, : 20 minutes to the beach and 10 minutes to airport and motorway.

A lovely apartment, already renovated, 2nd floor, built in the 1900's, very well maintained, with a cute

terrace, south-west facing, situated in a central location in the city. The apartment offers 109 m<sup>2</sup> of living space comprising of a newly fitted kitchen, a spacious dining room and lounge with fireplace, 2-3 large bedrooms with high ceilings, 1 new bathroom, a separate WC and a south-west facing private terrace. Communal space for storing bikes on the ground floor. Street parking across the road, not far from de Gaulle parking. Just a couple of minutes walk to all amenities and boasting open roof top views.

Ground = Communal entrance and areas for storage of bicycles (under stairs or suspended on the wall in second hallway).

2nd = Small landing of 3 m<sup>2</sup> + entrance into corridor of 8 m<sup>2</sup> + spacious lounge and dining room of 20 m<sup>2</sup> with a fireplace + brand new kitchen of 7.7 m<sup>2</sup> + storage closet of 4.3 m<sup>2</sup> + bedroom of 13 m<sup>2</sup> + bedroom of 19 m<sup>2</sup> + bedroom of 29 m<sup>2</sup> + shower room of 5.4 m<sup>2</sup> (shower, sink) + separate wc + a cute and sunny terrace of 4 m<sup>2</sup> and a balcony to the front (street side).

Sundry = Town gas central heating + fireplace + beautiful high ceilings + town water + main sewage + double glazing + central location + possible to store bikes + annual property tax of 2600 € + estimated amount of annual energy consumption for standard use: between 1090 € and 1520 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + possible to rent monthly for about 800€ or seasonal lets + annual coownership charges of 908 € + no work required.

Price = 187.000 €

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 : 52778

Property Size: 109 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Reference: B187000E

### **Other Features**

Immediately Habitable

Near the coast

Rental Potential

Terrace

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€187,000

## Key Information

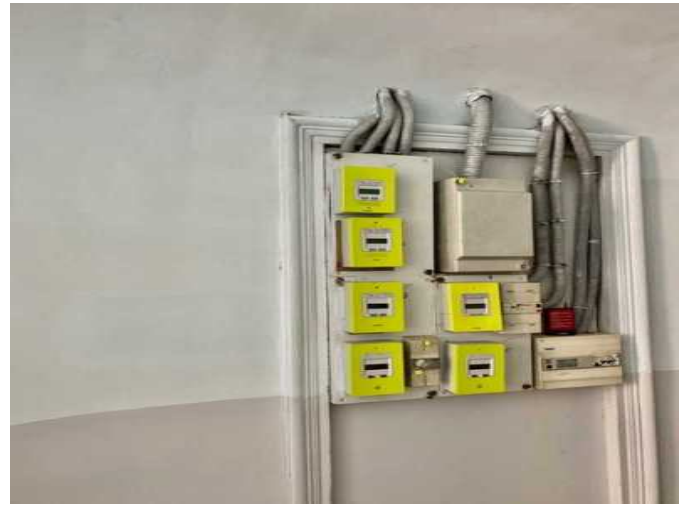
Property Features:

- Immediately Habitable

## Location: Occitanie

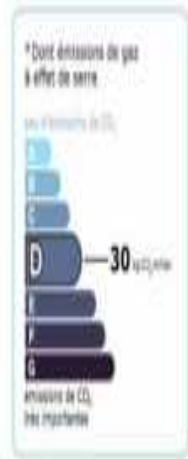
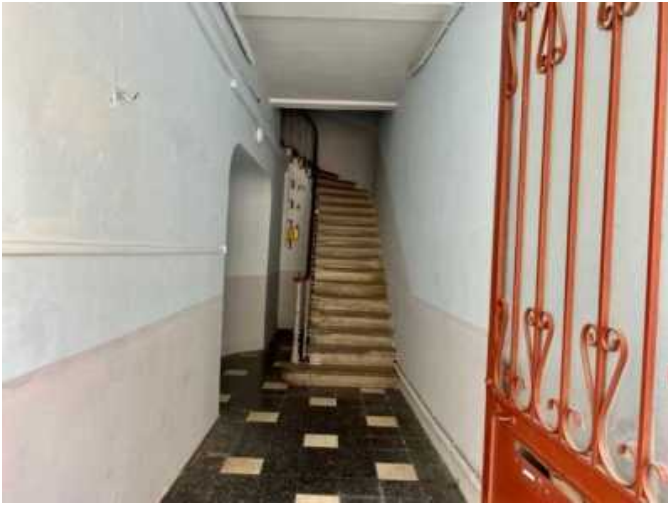


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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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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**

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