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

Pezenas , Herault , Occitanie



# €194,400

inc. of agency fees

3 Beds

2 Baths

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...

### At a Glance

**Reference** MFH-LFR-P194400E  
**Bed** 3

**Near to** Pezenas  
**Bath** 2  
**Pool** No

**Price** €194,400  
**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 € + estimated amount of annual energy consumption for standard use: between 1860 € and 2570 € 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 = 194.400 € (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](http://georisques.gouv.fr)

Property Id : 56574

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	€194,400

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



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**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.

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