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

Pezenas , Herault , Occitanie



# €169,000

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** €169,000

**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 = 169.000 € (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 : 63978

Property Size: 96 m2

Bedrooms: 3

Bathrooms: 2

Reference: P194400E

### **Other Features**

Immediately Habitable

Latest properties

Rental Potential

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€169,000

## 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**

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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