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Pretty Village House With 76 M2 Living Space And Roof Terrace In A Lively...

Marseillan , **Herault** , **Occitanie**



€214,000

inc. of agency fees

3 Beds

1 Baths

Nice little town on the Etang de Thau with all shops, port, beach and restaurants, 20 minutes from Pezenas, 20 minutes from Beziers and 20 minutes from...

At a Glance

Reference	MFH-LFR-M220320E	Near to	Marseillan	Price	€214,000
Bed	3	Bath	1	Land Tax	N/A
		Pool	No		

Property Description

Nice little town on the Etang de Thau with all shops, port, beach and restaurants, 20 minutes from Pezenas, 20 minutes from Beziers and 20 minutes from Montpellier.

Very pretty village house with 76 m2 of living space including 3 bedrooms, located in the heart of a

charming, lively seaside town just a stone's throw from the shops, marina and beach. Sold furnished! Good seasonal income!

Ground = 3.2 m2 entrance hall + WC with washbasin + 11.3 m2 bedroom with shower + 11.7 m2 bedroom.

1st = 19 m2 lounge + 12.6 m2 bedroom.

2nd = Hall of 1.5 m2 + WC + shower room of 2.4 m2 (shower, washbasin) + kitchen of 12.7 m2 + access to a terrace of 13 m2.

Miscellaneous = Annual property tax of 671 € + estimated amount of annual energy consumption for standard use: between 1440 € and 1980 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + electric heating + single glazing + house rented between 65 € (low season) et 98 € (high season)/ €/day on a seasonal basis + sold furnished.

Price = 214.000 € (Quiet location in the heart of town!)

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 : 62130

Property Size: 76 m2

Property Lot Size: 41 m2

Bedrooms: 3

Bathrooms: 1

Reference: M220320E

Other Features

Immediately Habitable

Near the coast

Outside space

Rental Potential

Terrace

Summary

Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€214,000

Key Information

Property Features:

- Immediately Habitable

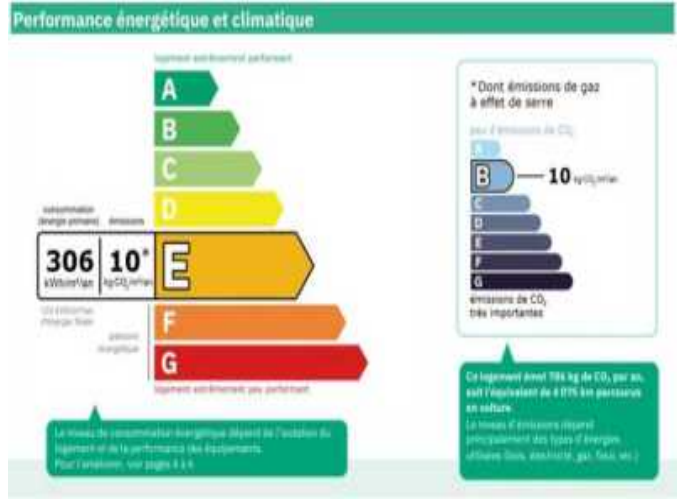
Location: Occitanie



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