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## Single Storey Flat Of 40 M2 In A Secure Residence At 10 Minutes From The...

Serignan , Herault , Occitanie



# €145,800

inc. of agency fees

1 Beds

1 Baths

Lively village 10 minutes from the seaside, with all shops, supermarkets, restaurant, school and college, 10 minutes from Beziers, 40 minutes from Montpellier...

### At a Glance

**Reference** MFH-LFR-S145800E

**Bed** 1

**Near to** Serignan

**Bath** 1

**Pool** No

**Price** €145,800

**Land Tax** N/A

### Property Description

Lively village 10 minutes from the seaside, with all shops, supermarkets, restaurant, school and college, 10 minutes from Beziers, 40 minutes from Montpellier and 5 minutes from the beach.

This single-storey flat on the 1st floor of a secure residence offers 40 m2 of living space, including one

bedroom, plus a 20 m<sup>2</sup> covered terrace and 2 private parking spaces. Just a short walk from the village centre and 15 minutes by bike from the beach!

Inside = 25 m<sup>2</sup> living room/kitchen (hob, fridge, sink, worktop) with access to terrace + 4.3 m<sup>2</sup> shower room (shower, washbasin, WC) + 9.7 m<sup>2</sup> bedroom.

Outside = Covered terrace of approximately 20 m<sup>2</sup>.

Miscellaneous = Electric heating + estimated amount of annual energy consumption for standard use: between 430 € and 640 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of 448 € + rented for 500 €/month until May 2025 + management charge of approximately 800 €/year.

Price = 145.800 € (Modern and comfortable, 10 minutes from the beaches !)

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 : 61519

Property Size: 40 m<sup>2</sup>

Bedrooms: 1

Bathrooms: 1

Reference: S145800E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

## Summary

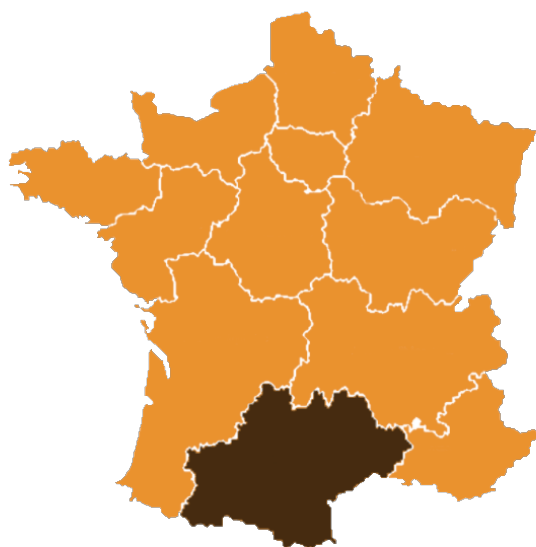
Property type:	Apartment
Bedrooms:	1
Bathrooms	1
Price	€145,800

## Key Information

Property Features:

- Immediately Habitable

## Location: Occitanie



## Gallery





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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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