

## HOME FOR SALE



Capestang

Capestang, Other

France

Asking Price

€132,000

Bedrooms 2

Year Built 0

Bathrooms 2

Date Listed 10/26/2024

Size 0 Sq Ft

Listing ID GL-

1698349455

Listed by: Freddy Rueda Sarl

For more information, visit:

<https://www.globallistings.com/10878195>

## Overview

Village with all shops and school at 20 minutes from Narbonne and Beziers, 30 minutes from beaches and airport Beziers-Cap d'Agde, and just under an hour to Carcassonne.

In a quiet area in the heart of the village, stone village house with about 90 m2 of living space offering living/dining room with open-plan kitchen, lounge, 2 bedrooms, 2 bathrooms, cellars, convertible attic and large terrace of 32 m2. Lots of character !

Ground = Entrance into open-plan kitchen/living/dining room of 35 m2 with high ceilings and beams + corridor + bathroom of 3.5 m2 (bathtub and sink) + separate wc of 1.3 m2 + laundry room of 11 m2 + wine cuve of 10 m2 + cellar of 7 m2 with a well + cellar of 9 m2 (all either tiled or cement floors).

1st = Bedroom of 10 m2 + bedroom of 9 m2 + new bathroom of 2.5 m2 (bath, sink, wc) + bright and spacious lounge of 29 m2 giving onto the terrace of 32 m2.

2nd = Convertible attic of 62 m2.

Sundry = Electric heating + roof in good state + wood burning stove + sold fully furnished + well + annual property tax of 760 € + estimated amount of annual energy consumption for standard use: between 930 € and 1258 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + mains

water and sewage + foresee some refreshments.

Price = 132.000 €

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 : 41238

Bedrooms: 2

Bathrooms: 2

Reference: CC154000E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Terrace

**Contact**

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**Phone**