



Village house

QUARANTE (34)

71 910 €*

* Agency fees to be paid by the seller



56 m²



4 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

It is in the ancient city of the village of QUARANTE, commune of Hérault 34, in the charming picturesque rue Saint Antoine, that I invite you to discover EXCLUSIVELY, a village house in R+3 with a surface area of Approximately 56m² to renovate. ***It's in its past, it's up to you to see its future*** The main entrance on the ground floor gives direct access to the cellars, as well as a bathroom and a separate toilet. A corridor which serves as an entrance leads us towards the staircase which serves the 1st floor. This entire part of more than approximately 35m² is usable and can be completely transformed into living space. On the 1st floor: On the landing you will find a first bedroom with magnificent cement tiles on the floor. As well as a large living room/kitchen room bathed in light thanks to the through exposure. And a separate toilet (double access via the adjacent staircase on the street side is possible because it already exists). On the 2nd floor: A second bedroom of a good size, bright, which guides us towards a room of more than approximately 9m² (blind room with a window, in the attic, which can be used as an office or dressing room). Let's finish the visit by pushing the last door where approximately 16m² of under-attic space will complete this property. ***Ideal for young first-time buyers or investors*** *Termite treatment carried out in June 2023 *Regulatory energy audit carried out on 08/28/23 will be transmitted for any visit and upon request. For any further information 06 43 58 32 84. The fees are the responsibility of the seller. Housing with excessive energy consumption: class F

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Karine FORRAY

COLOMBIERS (34440)

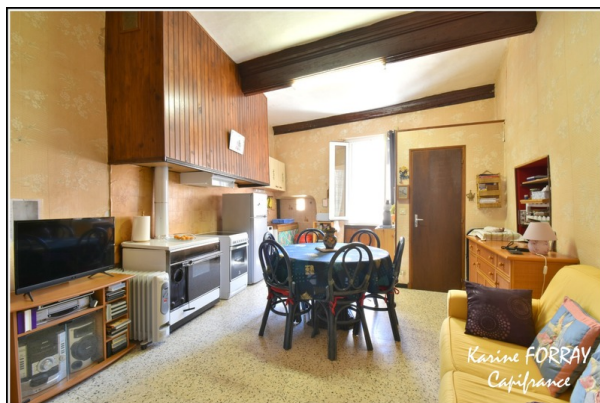
Agent

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Courts service city :
BEZIERS

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 826418

Property type Village house

Year of construction 1947

SURFACES

Living space 56 m²

Living room surface 22 m²

COMPOSITION

Number of rooms 4

Number of bedrooms 2

Toilets count 2

Washrooms 1

DPE/GES

DPE 335

GES 39

APPENDIX

Cellar 1

Videophone Non

SERVICES

Heater électricité

Heater fuel

Kitchen coin cuisine



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle