



CAUX, VILLAGE CENTER,  
VERY BEAUTIFUL ...

📍 CAUX

159 000 €

REF : FB2







# PROPERTY FOR SALE / HOUSE / CAUX (34720)

## CAUX, VILLAGE CENTER, VERY BEAUTIFUL VILLAGE ...

A real gem, this village house combining modernity and the refined atmosphere of a riad is a rare opportunity to acquire a main residence, a second home or a turnkey tourist reception project.

Completely renovated with care and taste, benefiting from an optimized layout of spaces, you will be won over by the quality of the services offered.

Its additional advantages are: its location in a quiet area, in the heart of the village, close to shops, with parking possible nearby.

Organized on 3 levels, you will find:

### In the DRC:

An entrance, a room ...

### FEATURES

• Year of built	1900
• Nr of rooms	4
• Number of bedrooms	2
• Shower rooms	2
• Number of wc	3
• Kitchen	Open kitchen - equipped
• Sewage	Mains drains
• Heaters	Radiant-electric-individual

### INFORMATIONS

• Selling price	159 000 €
• Property inland tax	462 €
• Property subject to co-ownership	No
• Monthly charges	0 €



70 M<sup>2</sup>



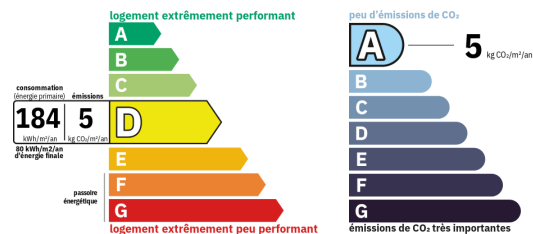
4 PIECE(S)



2



40 M<sup>2</sup>



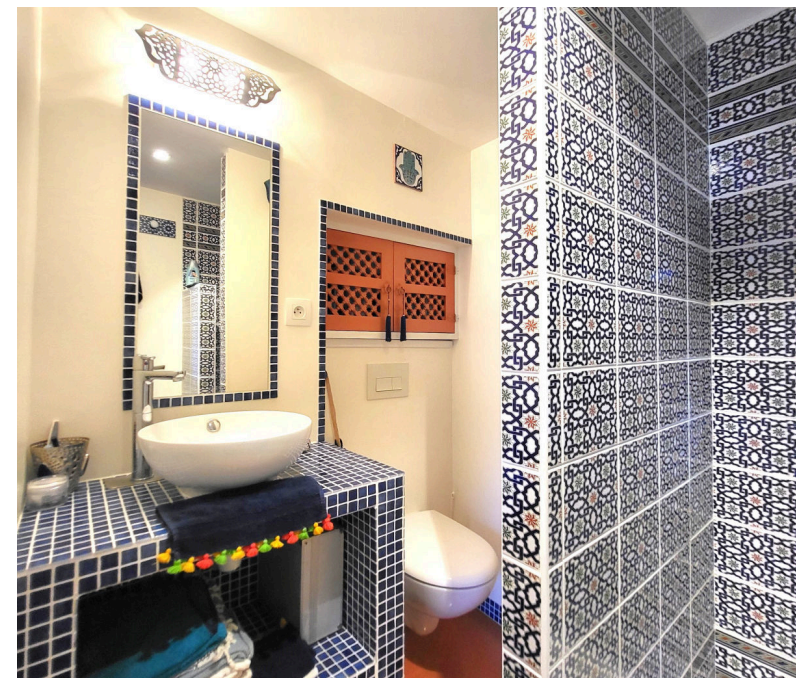
Estimated amount of annual energy expenditure for this home for standard use is between 1045 € and 1413 € sur les années de références 2021, 2022 et 2023.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

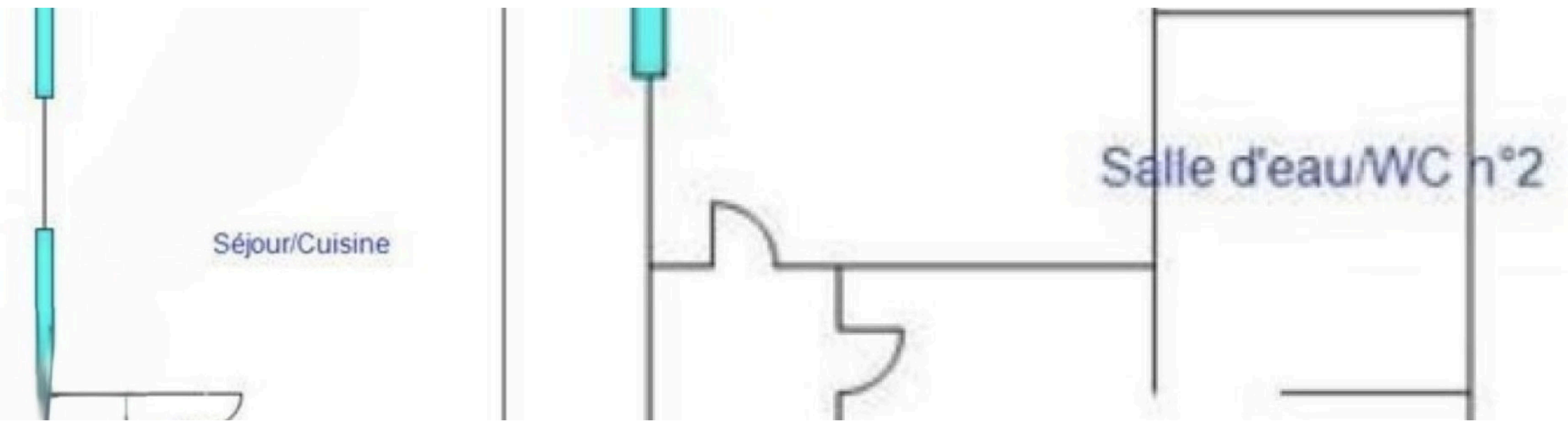
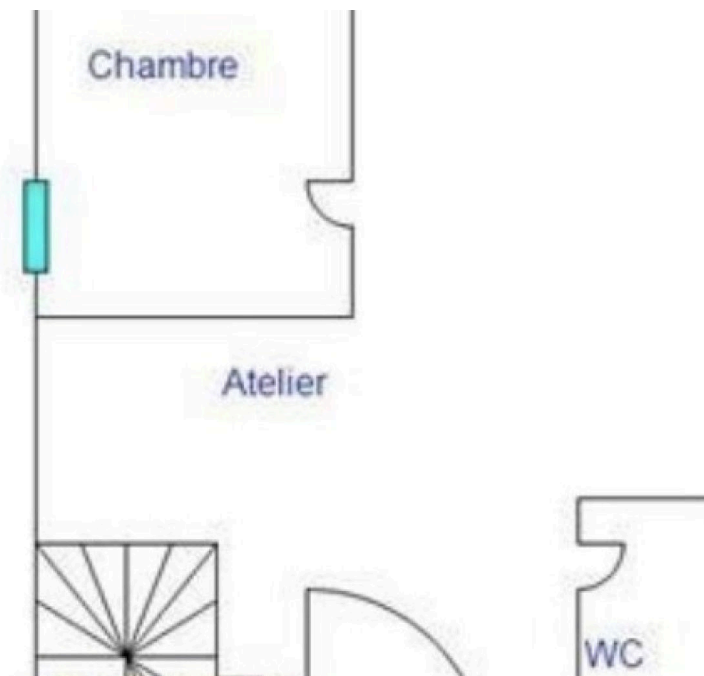














# SURFACE DETAILS

Room	Floor	area
Entrance hall	0	0.50 sqm
Laundry room - With workshop and storage space	0	17.00 sqm
Bedroom - Spare bedroom or office	0	5.90 sqm
Kitchen - Open, equipped, fitted	1	8.10 sqm
Living room	1	13.00 sqm
Bedroom - No. 1 with shower room	2	10.10 sqm
Bedroom - No. 2 with shower room	2	11.30 sqm
Landing - 2nd floor	2	1.00 sqm





## SURFACE DETAILS

Room

Floor

area

Total living space of approx.

70.00 sqm



# MY AGENCY

122 BOULEVARD DE LA RÉPUBLIQUE  
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MY AGENCY SAS SIRET : 92880684300019. Capital de 10 €, Garant : GALIAN ASSURANCES | Franck BRASSEUR | N° RSAC : 947 867 610. Carte professionnelle N° CPI34012018000032225 délivrée par DELJARRY André le 29/06/2027, Montant garanti de 120000 €.

**Not included in the price:** notary fees (registration fees). Non-contractual document established according to indications provided by the owner, it is provided for information purposes subject to confirmation of the information by respective administrative or contractual documents, it cannot engage our liability.