



**CAUX - EXCLUSIVE NEAR
PÉZENAS | ...**

📍 **CAUX**

284 000 €

REF : 06





PROPERTY FOR SALE / VILLA / CAUX (34720) CAUX - EXCLUSIVE NEAR PÉZENAS | RARE ...

Just a few minutes from Pézenas, in the charming village of Caux, discover this property **with great potential** , nestled **in the heart of the village** and a stone's throw from the shops.

Situated on a wooded plot of 1,060 m², accessible via two separate entrances, this property's layout offers the potential for numerous projects. The grounds also include a swimming pool, a well, and a small shed, adding charm and functionality ...

FEATURES

- Year of built 1990
- Nr of rooms 5
- Number of bedrooms 4
- Sewage Mains drains
- Swimming pool Yes
- Heaters Individual-electric-convector

INFORMATIONS

- Selling price 284 000 €
- Property subject to co-ownership Not specified
- Monthly charges 0 €



87 M²



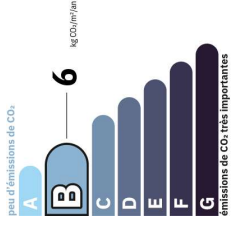
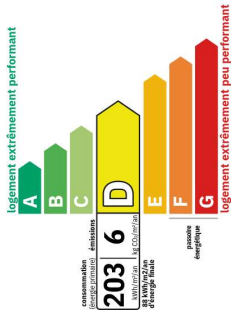
5 PIECE(S)



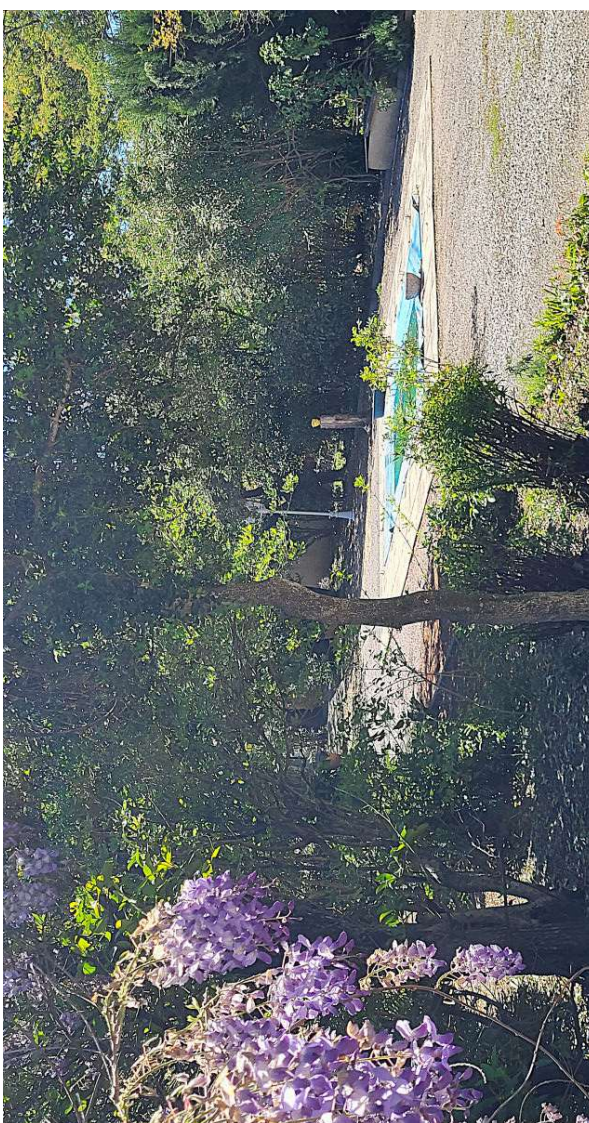
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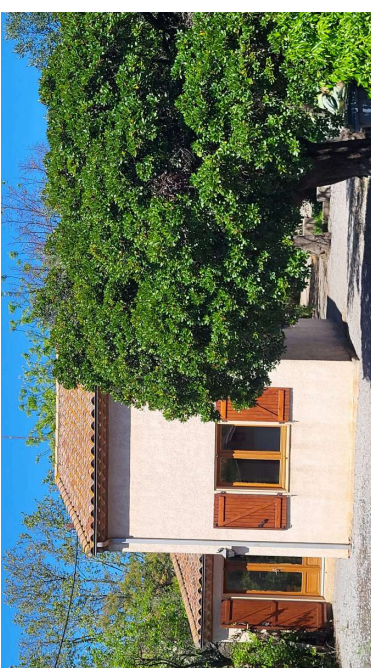
1060 M²



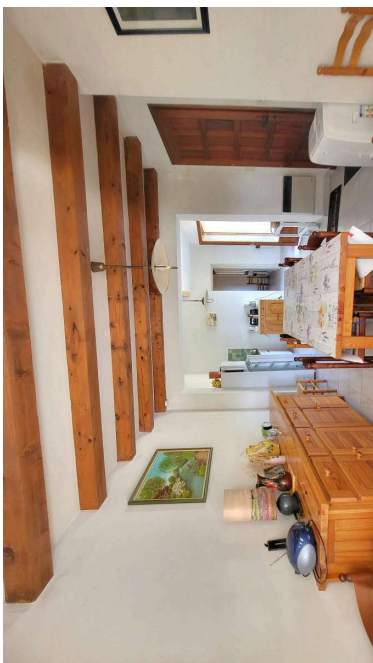
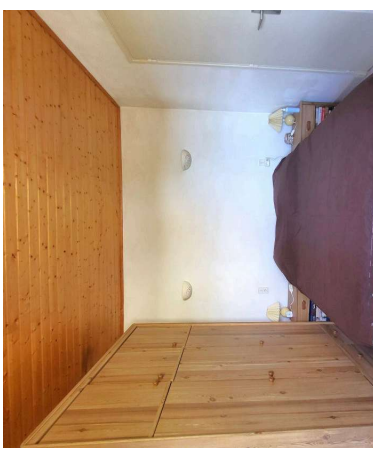
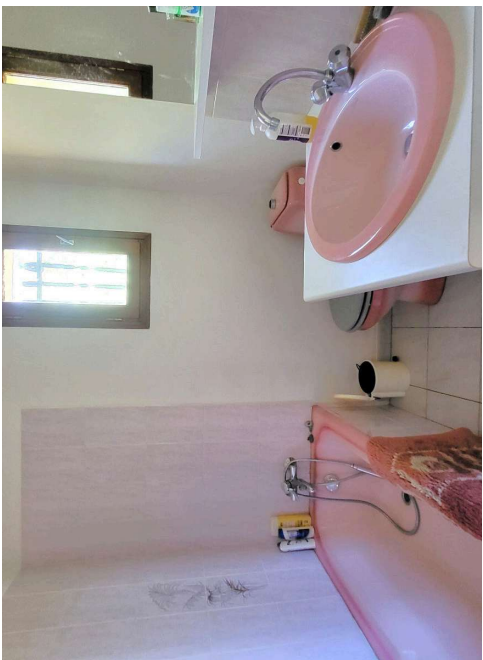
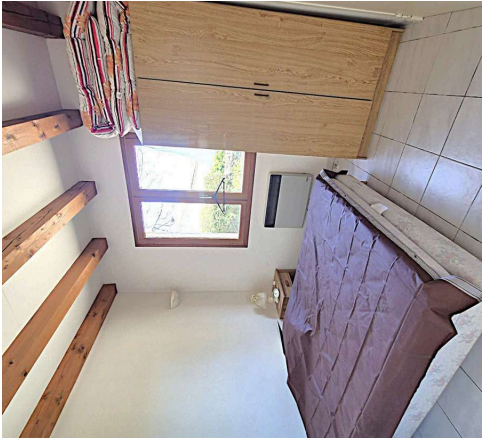
Estimated amount of annual energy expenditure for this home for standard use is between 1391 € and 1883 € sur les années de références 2021, 2022 et 2023.



PICS



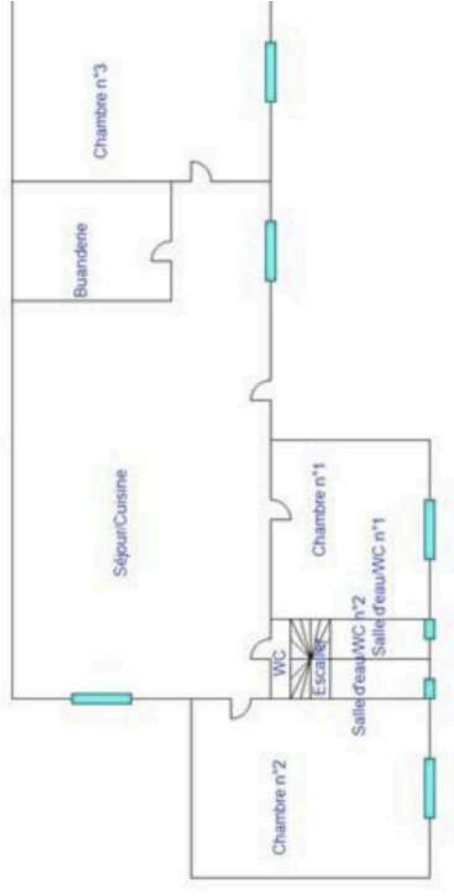
PICS





Rez-de-chaussée / Ground floor

ng



Etage / First floor





SURFACE DETAILS

Room	Floor	area
Land - With 2 separate accesses	0	1060.00 sqm
Living room - An extension of the living room	0	9.70 sqm
WC - Independent	0	0.70 sqm
Bedroom - No. 1 with shower room	0	8.79 sqm
Bathroom - Attached to Bedroom 1	0	3.25 sqm
Bedroom - No. 2 with shower room	0	8.05 sqm
Shower room - Adjoining Bedroom 2	0	1.91 sqm
Bedroom - No. 3 with shower room	0	8.85 sqm



SURFACE DETAILS

Room	Floor	area
Shower room - Adjoining Bedroom 3	0	1.91 sqm
Clearance - In front of bedroom 3	0	1.29 sqm
Shed - Masonry	0	6.50 sqm
Storage room	0	2.21 sqm
Swimming pool - Shell type	0	6.00 sqm
Bedroom - No. 4 with sink area and WC	1	14.00 sqm
Total living space of approx.		87.00 sqm



MY AGENCY

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📍 VALRAS-PLAGE

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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.