



**CAUX - CHARMING VILLAGE  
HOUSE, 4 ROOMS, ...**

📍 **CAUX**

**107 800 €**

REF : FB05



# PROPERTY FOR SALE / HOUSE / CAUX (34720)

## CAUX - CHARMING VILLAGE HOUSE, 4 ROOMS, ...



This 17th century village house is built on 3 levels. It requires work but has great potential to become a pleasant main or secondary residence.

### Its strengths are:

- Its location: In the village of CAUX, prized for its character, its local shops, its dynamism and the quality of its environment. The proximity of the tourist town of Pézenas is only 7 minutes away. The location of the house itself in a quiet area, in the heart of the village, close to local shops.

- A configuration offering on the ground floor, a kitchen area and a room used as a living ...

### FEATURES

- Year of built
- Nr of rooms
- Number of bedrooms
- Shower rooms
- Number of wc
- Sewage

1700  
4  
2  
1  
1

Mains drains

### INFORMATIONS

- Selling price
- Property inland tax
- Property subject to co-ownership
- Monthly charges

107 800 €  
456 €  
No  
0 €



95 M<sup>2</sup>



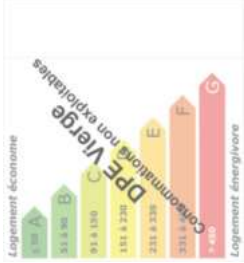
4 PIECE(S)



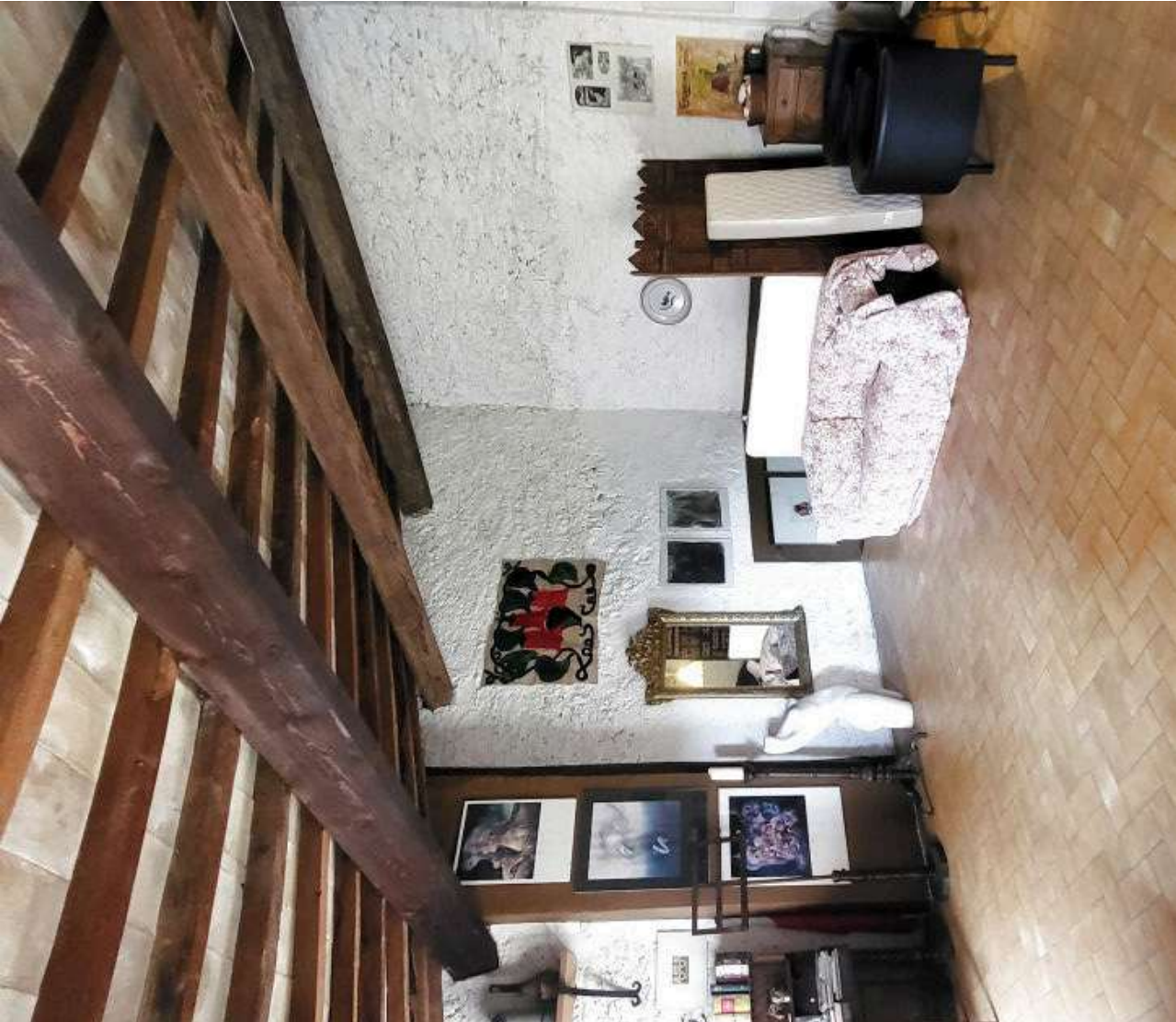
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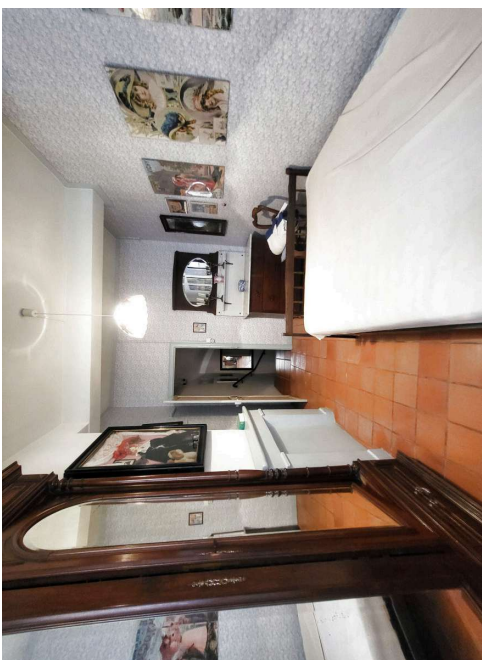


DPE Vierge  
Consommations non exploitables

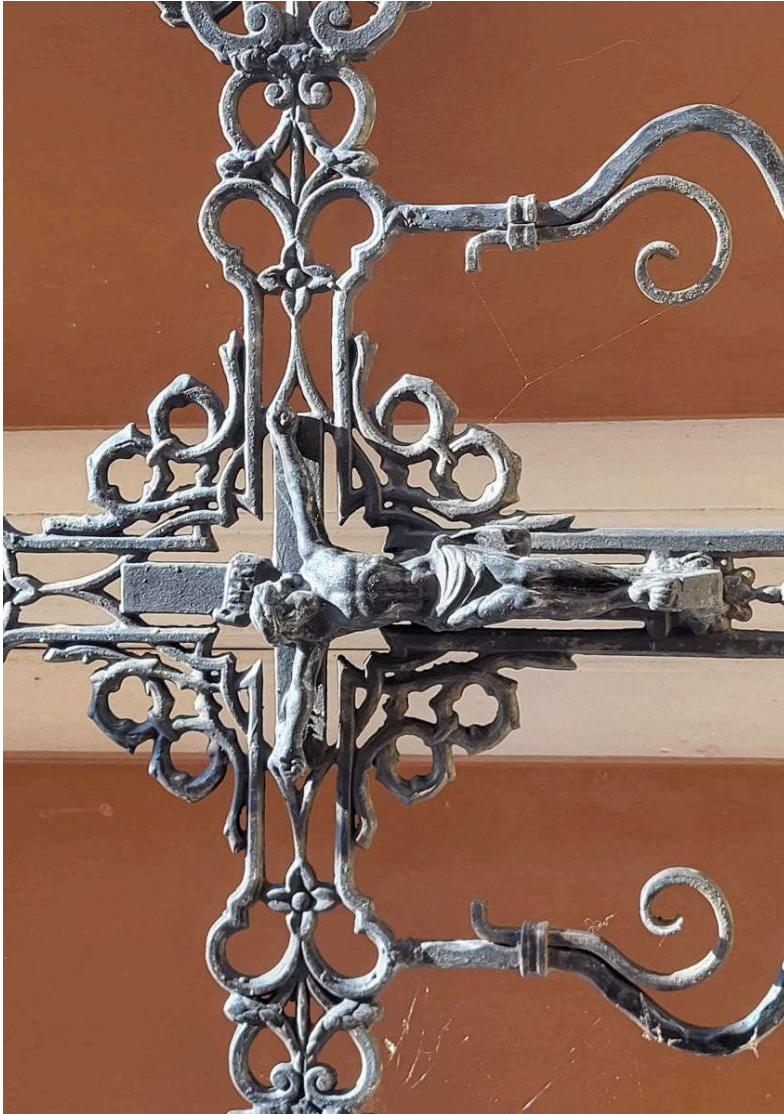
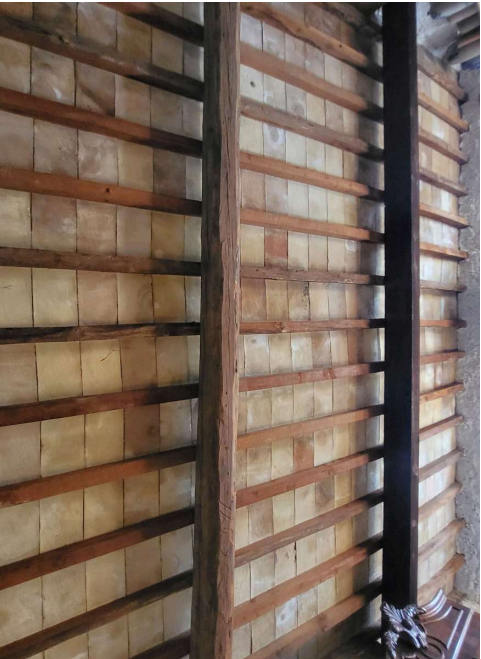




# PICS



# PICS



# SURFACE DETAILS

| Room                                               | Floor | area      |
|----------------------------------------------------|-------|-----------|
| Kitchen - to be fitted out                         | 0     | 11.81 sqm |
| Living room/lounge - Converted into a dining area  | 0     | 12.46 sqm |
| Laundry room                                       | 0     | 7.47 sqm  |
| Hallway - Serving 2 bedrooms + shower room with WC | 1     | 3.34 sqm  |
| Bedroom - No. 1                                    | 1     | 10.80 sqm |
| Bedroom - No. 2                                    | 1     | 14.00 sqm |
| Bathroom - to be redone                            | 1     | 4.38 sqm  |
| ATTIC - Converted into a living room               | 2     | 33.60 sqm |



# SURFACE DETAILS

Room

Floor

area

Total living space of approx.

95.00 sqm





# MY AGENCY

122 BOULEVARD DE LA RÉPUBLIQUE  
📍 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.