



## Superb Character Property With 311 M2 Of Living Space, Annexe And Park Of 1660 M2. Unique



### Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
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Sprachen:	English, French
Webseite:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 949,565.39

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Béziers
Postleitzahl:	34500
Veröffentlicht:	03.05.2023

#### Beschreibung:

Village with all shops located at 20 minutes from Beziers and Narbonne, close to the Canal du Midi and only 20 minutes from the beach !

Superb characterful house from the 18th century that has preciously kept his original charm, with a living space of 311 m2 offering 5 to 6 bedrooms, 2 bath/shower rooms, a lounge, a large open kitchen with dining room, large hallways, a cellar, a laundry room, a workshop, the all on a beautiful park of 1625 m2 with pool and basin. Annexe of 58 m2 on the ground floor with independent access, very easily convertible into a gite and with an outside space of 10 m2. Unique ! Lots of charm !

Main house of 311 m2  
Basement = Cellar of 25 m2.

Ground = Large hallway of 41 m2 (possibility access gite) + lounge of 33 m2 (original marble fireplace) + beautiful dining room/open kitchen of 65 m2 (superb original wooden fireplace, large central island, double sink, cupboards, 2 french windows leading on terrace and access to the laundry room and



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workshop) + laundry room of about 20 m<sup>2</sup> with washroom (shower, WC and sink) and boiler room + workshop of about 20 m<sup>2</sup> with access to the terrace.

1st = Large hallway of 24 m<sup>2</sup> + bedroom of 15 m<sup>2</sup> (balcony and access other bedroom) + bedroom of 18 m<sup>2</sup> (balcony and fireplace) + bedroom of 20 m<sup>2</sup> (balcony and fireplace) + bedroom of 21 m<sup>2</sup> (balcony) + dressing room of 12 m<sup>2</sup> + office/bedroom) of 12 m<sup>2</sup> + 4 steps going down to a hall of 5 m<sup>2</sup> + WC and sink of 6 m<sup>2</sup> + bathroom of 18 m<sup>2</sup> (double basin unit, corner jacuzzi bath, sauna, shower and 2 towel dryers) + bedroom of 18 m<sup>2</sup> + cupboard of 7 m<sup>2</sup>.

Annexe of 58 m<sup>2</sup> (with independant access)

Ground = Room of 28 m<sup>2</sup> + room of 15 m<sup>2</sup> + room of 15 m<sup>2</sup> (WC and sink) + outside space of 10 m<sup>2</sup> (possibility to enclose). Very easy to convert into a gite adding a small kitchen and a washroom (all the arrivals are in place).

Exterior = Pleasant park of 1625 m<sup>2</sup> with lots of trees (olive trees, linden tree, magnolia tree, cedar tree :) + large terrace of 55 m<sup>2</sup> + pool (shell, bean form) + basin with pump system + 2 wells with pump system + second gate with access on an other street.

Extras = Superb original features (tiles, beautiful ceilings, original marble fireplace, original stone staircase) + electricity and plumbing have been redone + roof has been entirely redone in 2000 + heat pump + reversible air conditioning in bedrooms + double PVC glazing + thermodynamic boiler + estimated amount of annual energy consumption for standard use: between 1660 Euros and 2300 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax is 2818 Euros + 2 private parking spaces.

Price = 820.800 Euros (Unique ! Full of charm !)

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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 66256

Property Size: 311 m<sup>2</sup>

Property Lot Size: 1,660 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 2

Reference: NB864000E

## **Other Features**

Immediately Habitable

Near the coast

Outside space

Prestige



Private parking/Garage  
Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

## Allgemein

Schlafzimmer:	6
Badezimmer:	2
Fertige m <sup>2</sup> :	311 m <sup>2</sup>
Grundstücksgröße:	1660 m <sup>2</sup>

## Gebäudedetails

Außen-Ausstattung:	Pool
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:	IX4.695.494
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