



## Beautiful Character Home With 202 M2 Of Living Space And On 1448 M2 Of Land With Pool And A Private Beach On The Orb River. Unique Opportunity



### 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
Telefon:	+33 (467) 363-428
Sprachen:	English, French
Webseite:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 655,314.5

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34220
Veröffentlicht:	21.08.2023

#### Beschreibung:

Small village of the Jaur valley with a grocery, a cafe, 5 minutes from Olargues, 10 minutes from Saint Pons de Thomieres, 20 minutes from Lamalou les Bains and 90 minutes from Montpellier and Beziers airports and from the coast.

Beautiful character home with 202 m2 of living space including 5 bedrooms and 2 bathrooms, on 1448 m2 of land with a soothing spectacle of the river. A lovely pool adds to the intimate comfort of this property. And finally the unique privilege to use the water of a stream source of unlimited fresh water that goes across the land !

Ground (garden level) = Former stable of 22 m2 + wine cellar of 8 m2 + workshop of 29.6 m2 with source + workshop/former stable of 28 m2.

Ground (street level) = Entrance hall of 18.5 m2 with access to the terrace + living room/dining room of 36 m2 + equipped kitchen of 12 m2 (cooker, sink, fridge) + WC with handbasin + bedroom of 13 m2



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with shower + garage of about 70 m2.

1st = Hall of 15 m2 + en suite bedroom of 20 m2 with bathroom of 12.6 m2 (bath, italian walk-in shower, WC, washbasin) leading to a large leisure room (or 6th bedroom) of 33 m2 + washroom of 10.2 m2 (bidet, WC italian walk-in shower and sauna) with access to the leisure room + bedroom of 17.6 m2 + bedroom of 13.6 m2.

2nd = 3 attic rooms of 40 m2, 10 m2 and 20 m2.

Exterior = 2 terraces of 10 m2 with views + garden with lovely lime tree and access to the river + pool (10x5m, salt, new equipment) + unlimited constant water source going across the land (possibility of irrigation).

Sundry = Gas central heating (exterior tank) + estimated amount of annual energy consumption for standard use: between 6474 Euros and 8758 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1064 Euros + great potential for installing a hydrolic system.

Price = 559.000 Euros (Peace and nature !)

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 Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 44309

Property Size: 202 m2

Property Lot Size: 1,448 m2

Bedrooms: 5

Bathrooms: 2

Reference: PS559000E

## Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Swimming Pool

With Land/Garden

## Allgemein

Schlafzimmer: 5

Badezimmer: 2



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Fertige m <sup>2</sup> :	202 m <sup>2</sup>
Grundstücksgröße:	1448 m <sup>2</sup>

## Versorgungsdetails

Heizung:	Ja
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## Gebäudedetails

Außen-Ausstattung:	Pool
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## Mietbedingungen

Verfügbar ab:	
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## Kontaktinformation

IMLIX ID:	IX4.786.844
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