



## 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
Firma:	
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Dienstleistung:	
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Immobilie:	
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 613,861.8

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Olargues
Postleitzahl:	34390
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.

Charming character home offering 202 m2 of living space, including 5 bedrooms and 2 bathrooms, set on a 1,448 m2 landscaped plot with peaceful views of the river. A true haven of peace, enhanced by a lovely swimming pool for moments of relaxation and privacy. A rare privilege: the property is crossed by a natural spring, adding unique charm and a special connection to nature.

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



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36 m<sup>2</sup> + equipped kitchen of 12 m<sup>2</sup> (cooker, sink, fridge) + WC with handbasin + bedroom of 13 m<sup>2</sup> with shower + garage of about 70 m<sup>2</sup>.

1st = Hall of 15 m<sup>2</sup> + en suite bedroom of 20 m<sup>2</sup> with bathroom of 12.6 m<sup>2</sup> (bath, italian walk-in shower, WC, washbasin) leading to a large leisure room (or 6th bedroom) of 33 m<sup>2</sup> + washroom of 10.2 m<sup>2</sup> (bidet, WC italian walk-in shower and sauna) with access to the leisure room + bedroom of 17.6 m<sup>2</sup> + bedroom of 13.6 m<sup>2</sup>.

2nd = 3 attic rooms of 40 m<sup>2</sup>, 10 m<sup>2</sup> and 20 m<sup>2</sup>.

Exterior = 2 terraces of 10 m<sup>2</sup> 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 = 529.000 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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 75073

Property Size: 202 m<sup>2</sup>

Property Lot Size: 1,448 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Reference: PS559000E

## **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

## **Allgemein**

Schlafzimmer:

5



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

## **Versorgungsdetails**

Heizung: Ja

## **Gebäudedetails**

Außen-Ausstattung: Pool

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: IX4.786.844

