



## Beautiful Property With 125 M2 Of Living Space Plus 2 B&b Rooms On 1850 M2 Of Land, Swimming Pool And Stunning Views.



### 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 451,569.13 |

#### Standort

|                       |            |
|-----------------------|------------|
| Land:                 | Frankreich |
| Staat/Region/Provinz: | Occitanie  |
| Stadt:                | Olargues   |
| Postleitzahl:         | 34390      |
| Veröffentlicht:       | 16.04.2024 |

#### Beschreibung:

Very nice village with a shops and restaurants, 10 minutes drive to Lamalou les Bains, 15 minutes to Olargues and 45 minutes to Beziers.

Beautiful property nestled in spectacular countryside offering 125 m2 of living space plus 2 independent en suite guest rooms of 20 m2 each, providing comfortable and elegant accommodation with exceptional views. All set in lovely grounds of 1850 m2, offering plenty of space to relax and enjoy the natural beauty that surrounds you. Close to the Colombieres et Heric gorges. A must-see!

#### Main House

Ground = Entrance hall of 7.6 m2 leading to a 7 m2 office + equipped kitchen/living room of 30.8 m2 (upper and lower cabinets, cooking hob, electric oven, dishwasher, extractor hood) leading to a terrace + lounge of 29 m2 with magnificent views and access to the terrace + sleeping mezzanine of 12 m2 accessible from the lounge.



1st = Hallway of 2.8 m<sup>2</sup> + bedrooms of 13.5 m<sup>2</sup> and 13 m<sup>2</sup> + bathroom of 6.4 m<sup>2</sup> (bathtub, sink, toilet).

Outside = 2 guest rooms of 20 m<sup>2</sup> each en suite with bathroom (shower, sink, toilet) with independent access.

Exterior = Total land area of 1850 m<sup>2</sup> + swimming pool + property on several levels.

Miscellaneous = Wood stove in all accommodations + electric heating + mains drainage + fiber optic + not subject to energy performance diagnostics + property tax of approximately 800 €.

Price = 385.200 € (Superb quiet location, a must-see!)

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 : 51036

Property Size: 125 m<sup>2</sup>

Property Lot Size: 1,850 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Reference: MOL385200E

## Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Allgemein

Schlafzimmer: 4

Badezimmer: 3

Fertige m<sup>2</sup>: 125 m<sup>2</sup>

Grundstücksgröße: 1850 m<sup>2</sup>

## Versorgungsdetails

Heizung: Ja



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## Gebäudedetails

Außen-Ausstattung:

Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:

IX5.663.330

