



## Villa To Refresh With 204 M2 Of Living Space On 1200 M2 Of Land With Swimming Pool In The Heart Of The Village. Great Potential



### 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 516,939.83

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34370
Veröffentlicht:	23.06.2025

#### Beschreibung:

Superb village with bars, restaurants, supermarket, schools, bakeries, butchers, pharmacy, doctors, on the banks of the Orb river, 25 minutes from Beziers, 10 minutes from Saint Chinian and 35 minutes from the beaches.

Situated on a lovely 1200 m2 plot in the heart of the village, this 5-bedroom villa with 204 m2 of living space offers great potential despite some work to be carried out. The shutters need to be reviewed, some rooms refreshed and the annex finished, but the structure is sound and the volumes generous. With a swimming pool, an ideal location and a plot of land that's rare in the area, this is an opportunity not to be missed for those looking to create a beautiful home for living or a heritage investment.

Ground = 9 m2 entrance hall + 12.5 m2 study area + 30 m2 dining room with bar area and sink + 40 m2 living room (fireplace, French window onto terrace) + 18.4 m2 fitted kitchen (electric oven, gas and electric hob, hood, built-in dishwasher, built-in cupboards) + 13.6 m2 + laundry room 6 m2 + storeroom 6.3 m2 + bedroom 10.7 m2 with access to garden + bathroom 12 m2 (double basins, shower, bath, bidet,



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heated towel rail) + bedroom 11.5 m2 + bedroom 10.6 m2 (with access to garden) + bedroom 12 m2 (built-in closet and access to garden via French window) + bedroom 8.6 m2 + WC.

Exterior = 1200 m2 grounds + traditional swimming pool (9×4.5 m, chlorine) + covered summer kitchen (barbecue, water point and electricity) + pool equipment room + 2 gates + driveway for parking cars + garden shed + 55 m2 outbuilding including a 22 m2 garage that could be converted into an apartment (water point, electricity and several window openings).

Miscellaneous = Electric heating + fireplace + double glazing + estimated amount of annual energy consumption for standard use: 1958 Euros per year (including subscriptions) + wooden shutters to renovate + close to all amenities + good location in a beautiful village.

Price = 439.000 Euros

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 : 71450

Property Size: 204 m2

Property Lot Size: 1,200 m2

Bedrooms: 5

Bathrooms: 1

Reference: CC439000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Allgemein

Schlafzimmer: 5

Badezimmer: 1

## Zimmerdetails

Innenausstattung: Fitted kitchen



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## Versorgungsdetails

Heizung: Ja

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX7.196.829

