



## Winegrower's Property With 188 M2 Of Living Space On 488 M2 Of Land With Stone Outbuilding And Swimming Pool.



### 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 570,354.39

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34490
Veröffentlicht:	19.06.2025
Beschreibung:	

Nice village with all shops, cafes, restaurants, primary and secondary schools, train station, 15 minutes from Beziers, 15 minutes from the A9 and A75 motorways and 25 minutes from the beaches.

Situated on a 488 m2 plot in the heart of the village, this vast property offers excellent potential. It comprises a main house with 188 m2 of living space, opening onto a pleasant courtyard with heated swimming pool, as well as a superb stone outbuilding of around 150 m2. The property could be converted into an artist's studio, a wellness area or even a gite adjoining the main house (not independent). An atypical property with generous volumes, perfect for a living or hospitality project.

Ground = 12 m2 entrance hall + 42 m2 lounge/living room opening onto 7 m2 kitchen (wall and floor units, oven, hob, extractor, dishwasher, fridge/freezer) + WC + 38 m2 garage.

1st = Hall of 12 m2 + 2 bedrooms of 18.5 m2 and 12 m2 + shower room of 3.5 m2 (shower, basin) + WC + bedroom of 18 m2 en suite with shower room of 5 m2 (Italian shower, basin) + dressing room of 5 m2



+ hall of 6.3 m2 with access to a veranda of about 10 m2 with access to a study of 13 m2 and a bedroom of 11 m2.

2nd = 80 m2 attic.

Exterior = Courtyard of about 150 m2 with heated swimming pool (7x5m, salt) + 12 m2 summer kitchen (wall and floor units, dishwasher, gas hob, sink) + 9 m2 outdoor shower room with utility room (shower, WC) + boiler room + shed adjoining the courtyard but not independent, about 148 m2 on the ground (possibility of 2 levels, new roof with photovoltaic panels).

Miscellaneous = Central heating with heat pump + self-consumption photovoltaic panel (heating/pool/hot water) + house in excellent condition + estimated amount of annual energy consumption for standard use: between 1770 Euros and 2450 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + 2645 Euros property tax.

Price = 486.000 Euros (Beautiful property with potential !)

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 : 71247

Property Size: 188 m2

Property Lot Size: 488 m2

Bedrooms: 4

Bathrooms: 2

Reference: M486000EB

## Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

Zustand:

Ausgezeichnet

## Allgemein

Schlafzimmer:

4



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Badezimmer: 2

## Versorgungsdetails

Heizung: Ja

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX7.196.833

