



## Charming Winegrower's House To Modernise Offering 2 Apartments, A Large Garage An Attic And A Spacious Roof Top Terrace With 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
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Sprachen:	English, French
Webseite:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 301,097.43

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Roquebrun
Postleitzahl:	34460
Veröffentlicht:	30.06.2025

#### Beschreibung:

Beautiful and sought-after village in the Orb Valley with its charming river running through, all amenities (cafes, restaurants, bakeries, butcher, supermarket, doctor, pharmacy:), located just 7 minutes from Murviel-les-Beziers, 25 minutes from Beziers and 35 minutes from the beaches !

Charming winegrower's house to modernise, offering a living space of 222 m2, comprising two separate apartments with 2 lounges/dining rooms, 2 kitchens, 5 bedrooms, 2 bathrooms, a laundry area, a large garage of 115 m2, a 40 m2 attic and a 47 m2 rooftop terrace with stunning views, right in the heart of a lovely riverside village !

Ground = Hall of 4.65 m2 + large garage of 115 m2.

1st = Hall of 4.43 m2 + corridor of 25 m2 with independent entrance + former kitchen of 21 m2 with sink + lounge of 20.93 m2 (marble fireplace) + laundry room of 5.28 m2 with WC + bedroom of 16.17



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m2 + bathroom of 5.34 m2 (bathtub, bidet, washbasin) + bedroom of 13.98 m2 with reversible air conditioning.

2nd = Corridor of 18.22 m2 (reversible air conditioning) + kitchen of 15.26 m2 (granite countertop, double sink, electric oven, upper and lower cabinets, electric hob, insert fireplace) + dining room of 16.98 m2 (marble fireplace, 2 cupboards, balcony) + corridor of 1.79 m2 + bedroom of 14 m2 + bathroom of 6.54 m2 (bathtub, bidet, washbasin, cupboards) + bedroom of 15.87 m2 + bedroom of 13.38 m2 (built-in wardrobe) + WC of 1.67 m2 + cupboard of 2 m2.

3rd = Attic of 40 m2 + large 47 m2 east-facing terrace with beautiful surrounding views of the hills and a summer kitchen (shower and sink).

Miscellaneous = Major modernization needed (kitchen, bathrooms, interior refresh:) + lovely period features + connected to mains drainage + roof in good condition + new facades + stunning cement tiles + electric heating, reversible air conditioning and insert fireplace + double glazing + electric roller shutters + mosquito screens + annual property tax of 2305 Euros.

Price = 259.200 Euros (Fantastic 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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 71762

Property Size: 222 m2

Bedrooms: 5

Bathrooms: 2

Reference: CR259200E

## Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Renovation required

Rental Potential

Terrace

Zustand:

Gut

## Allgemein

Schlafzimmer:

5



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Badezimmer: 2

## Versorgungsdetails

Heizung: Ja

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX7.213.978

