



## Beautifully Renovated 50's House On 700 M2 Of Land With Swimming Pool And 2 Outbuildings Including A Freelance Practice.



### 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 426,455.7

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34360
Veröffentlicht:	07.07.2025
Beschreibung:	

Pretty winegrowing village with shops, 25 minutes from Beziers, 10 minutes from Saint Chinian, Cessenon sur Orb and 5 minutes from the beaches of the Orb river.

Superb, fully-renovated single-storey house dating from the 50s, offering a total of 120 m2 of living space, plus two independent outbuildings: a converted studio (16 m2), a beautiful veranda (28 m2) and a former professional practice with separate access (20 m2). Set on a 710 m2 plot with swimming pool, in a charming village just 5 minutes from a lively little town with all amenities: shops, cafes, restaurants, market: and 5 minutes from the famous river baths.

#### Main house

14.7 m2 entrance hall + 12 m2 dining room + 7 m2 fitted kitchen (possibility of enlarging the dining room) + 36 m2 living room with fireplace + 3 bedrooms of 12 m2, 12 m2 and 12.4 m2 + 4 m2 bathroom (bath, bidet, WC, washbasin) + 8 m2 dressing room (former bedroom) + 2.9 m2 shower room (shower, washbasin, WC).



## Annexe 1

Large 28 m2 veranda with access to a 16 m2 studio (kitchen area with hob, sink, fridge) + shower room (shower, washbasin, WC).

## Annexe 2

Former professional practice comprising a 14 m2 room with large 3 m2 cupboard + a 5 m2 room (waiting room) with access to a WC and washbasin.

## Garage 41 m2

Miscellaneous = Central heating and hot water with heat pump + property tax of 1751 Euros + estimated amount of annual energy consumption for standard use: between 790 Euros and 1110 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + no work required except for decoration.

Price = 365.000 Euros (Charming, peaceful setting!)

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](https://georisques.gouv.fr)

Property Id : 72282

Property Size: 162 m2

Property Lot Size: 710 m2

Bedrooms: 4

Bathrooms: 3

Reference: PS365000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Allgemein

Schlafzimmer: 4

Badezimmer: 3



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## Zimmerdetails

Innenausstattung:

Fitted kitchen

## Versorgungsdetails

Heizung:

Ja

## Gebäudedetails

Außen-Ausstattung:

Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:

IX7.239.687

