



## Superb Charming House Renovated With High-End Materials, 230 M2 Of Living Space On 510 M2 Of Enclosed Land With A 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 537,415.55

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Montady
Postleitzahl:	34310
Veröffentlicht:	11.08.2025

### Beschreibung:

Lively village with all shops, cafes, restaurants, and a primary school, 7 minutes from Beziers and 20 minutes from the beaches.

Located in the heart of a sought-after village, less than 10 minutes from Beziers town center, close to shops and restaurants, this magnificent character house offers approximately 230 m2 of living space, combining old-world charm with high-quality renovation. It comprises 4 to 5 bedrooms, two bathrooms, and a large loft-style attic, offering an unusual and bright living space. The property is set on a beautiful 510 m2 wooded plot, complete with a swimming pool, ideal for sunny days. A 100 m2 stone shed, now converted into a garage, completes the property and offers additional potential. A must-see!

Ground = Entrances from the garden or street + 14 m2 hall + 10 m2 office + 15 m2 living room + 20 m2 fitted kitchen/dining room (cooker, dishwasher, wall and base units, sink, extractor hood, refrigerator) with access to the garden + 5 m2 shower room (shower, toilet, washbasin) + access to the garage/shed.



1st = 15.8 m2 hall + 4 bedrooms measuring 12.3 m2, 11 m2, 12.6 m2 and 14 m2 + 9 m2 shower room (walk-in shower, 2 sinks, bidet, toilet).

2nd = Large room of approximately 75 m2 with superb exposed beams + 12 m2 bedroom.

Outside = Garden of approximately 280 m2 with swimming pool (8x4m, saltwater and heated by heat pump, electric cover) + well + 100 m2 tiled shed converted into a garage (possibility of converting an additional floor) + small stone shed in the garden of approximately 25 m2 (utility room).

Extras = Town gas underfloor central heating (+ radiators) + estimated amount of annual energy consumption for standard use: between 2519 Euros and 3407 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax of 2100 Euros + very high quality materials and decoration + double glazing + possibility of negotiating certain items of furniture.

Price = 459.900 Euros (Superb and close to Beziers)

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 : 73567

Property Size: 230 m2

Property Lot Size: 510 m2

Bedrooms: 5

Bathrooms: 2

Reference: M459900E

## Other Features

Courtyard

Immediately Habitable

Latest properties

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

## Allgemein

Schlafzimmer:

5



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Badezimmer:	2
Fertige m <sup>2</sup> :	230 m <sup>2</sup>
Grundstücksgröße:	510 m <sup>2</sup>

## Zimmerdetails

Innenausstattung:	Fitted kitchen
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## Versorgungsdetails

Heizung:	Ja
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## Gebäudedetails

Außen-Ausstattung:	Pool
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## Mietbedingungen

Verfügbar ab:	
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## Kontaktinformation

IMLIX ID:	IX7.431.373
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