



## Atypical Village House With 60 M2 Of Living Space In Need Of Modernisation, Close To The River Beaches.



### 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 80,980.43

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34460
Veröffentlicht:	11.08.2025

#### Beschreibung:

A lively village on the banks of the Orb river with all amenities, cafes and restaurants, 30 minutes from Beziers and the motorways, as well as the beaches.

Located in a peaceful and authentic setting, this pretty village house offers great potential after renovation. It has 3 floors and offers approximately 60 m2 of living space, including 2 bedrooms. Ideal as a holiday home or for seasonal rentals, it is just a stone's throw from the river beaches, a perfect location for nature lovers and swimmers.

Ground = 5 m2 entrance hall + WC + 2 m2 shower room (shower, washbasin) + 10 m2 cellar opening onto a small 3.5 m2 courtyard.

1st = 13 m2 kitchen with wood-burning stove, opening onto a 15 m2 living room.

2nd = 10 m2 bedroom with access to another 15 m2 bedroom.

Miscellaneous = Electric heating + single glazing + property tax of 707 Euros + ideal for seasonal rentals



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+ modernisation work required.

Price = 69.300 Euros (Nice little project !)

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 : 73416  
Property Size: 60 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 1  
Reference: C69300E

## Other Features

Courtyard  
Immediately Habitable  
Latest properties  
Outside space  
Renovation required  
Rental Potential

## Allgemein

Schlafzimmer:	2
Badezimmer:	1
Fertige m <sup>2</sup> :	60 m <sup>2</sup>

## Versorgungsdetails

Heizung:	Ja
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:	IX7.431.376
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# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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