



## A Character Village House, Renovated Former Bakery, With 4 Bedrooms, Spacious Garage, Sunny Veranda And Courtyard With Plunge 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
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Sprachen:	English, French
Webseite:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 393,062.14

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34460
Veröffentlicht:	13.11.2025

### Beschreibung:

Popular winegrowers village with a shop, bar-restaurant and primary school, 10 minutes to supermarkets, 20 minutes from Beziers and the motorway, 30 minutes from beaches and airport.

In the center of the village, character village house, entirely renovated former bakery, with 190 m2 of living space, offering a modern open plan lounge/fitted kitchen with dining area, 4 bedrooms (of which 3 ensuite), 4 wet rooms, a spacious garage, a sunny veranda and a courtyard with plunge pool. A quality house with a loads of charm and original features, with excellent potential of rental income.

Ground = Spacious entrance hall of 14.5 m2 with utility room + shower room (shower, sink, WC) + children's bedroom of 10 m2 + door leading to bedroom of 11 m2 (with door leading onto courtyard) and ensuite shower room of 5 m2 (shower, basin, wc) + garage of 45 m2 (ample space for a car) with electric door and direct access to courtyard + 45 m2 low maintenance courtyard with a plunge pool (4x2m), not overlooked and with stairs to veranda on 1st floor.



1st = A luminous modern fitted kitchen (units, oven, hob, fridge) with dining area (island), total of 39 m2 with an arch leading into the large lounge of 52 m2 + separate WC with hand basin + the lounge has 3 large sets of glass doors leading onto the veranda, creating a glass wall effect + sunny veranda of 26 m2 with a covered area of about 6 m2, allowing for shade when wanted.

2st = Master bedroom suite of 22 m2 with built in closets, windowseates and bathroom (jet bathtub, walk-in shower, wc, basin).

3rd = Attic converted into large master bedroom of 18 m2 (mostly full head-height) with a nice shower-room of 8 m2 (velux, shower, basin, wc).

Sundry = Electric heating + entirely renovated + double glazed windows throughout + mains water and sewage + estimated amount of annual energy consumption for standard use: between 4621 Euros and 6251 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 1222 Euros + high speed internet + furniture negotiable + potential rental income.

Price = 334.800 Euros

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 : 77356

Property Size: 190 m2

Bedrooms: 4

Bathrooms: 4

Reference: CC334800E

## Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

## Allgemein

Schlafzimmer: 4

Badezimmer: 4

Fertige m<sup>2</sup>: 190 m<sup>2</sup>



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## Zimmerdetails

Innenausstattung:

Fitted kitchen

## Versorgungsdetails

Heizung:

Ja

## Gebäudedetails

Außen-Ausstattung:

Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:

IX7.860.113

