



## A True Haven Of Peace By The Water, This Beautiful House Offers 95 M2 Of Living Space On 1768 M2 Of Land.



### Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Firma:	
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Dienstleistung:	
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 472,037.22

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Béziers
Postleitzahl:	34500
Veröffentlicht:	08.01.2026

### Beschreibung:

Just a few minutes from a pretty village with all amenities, restaurants and supermarkets, 10 minutes from Beziers, 10 minutes from the Orb river, 15 minutes from the Canal du Midi and 25 minutes from the beaches.

Let yourself be seduced by the authentic charm of this 1935 house, renovated about twenty years ago, nestled in the countryside not far from the banks of a pond. Set on 1768 m2 of wooded land, this cosy 95 m2 nest offers a rare and privileged living environment. With two bedrooms and two bathrooms, it just needs a few touches of refurbishment to reveal its full potential. A unique place to live for lovers of absolute calm and serenity.

Interior = Entrance hall leading to a 33 m2 living/dining room opening onto a 14 m2 kitchen (hob, electric oven, extractor hood, sink) with access to the rear terrace and views of the pond + 20 m2 former veranda + 10.5 m2 en-suite bedroom with 3 m2 shower room (shower, bidet, washbasin) + 4 m2 hall + 8



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m2 bedroom + 6 m2 bathroom (bath, washbasin, dressing room) + WC.

Outside = Large terraces at the front and rear of the house with views of the pond + 15 m2 workshop/motorcycle garage with electric shutter + wood shed + beautiful garden at the front and rear with access to the ponds (the ponds are public) + fenced property.

Miscellaneous = Gas central heating (underground tank), wood-burning stove and reversible air conditioning + interior and exterior insulation + estimated amount of annual energy consumption for standard use: between 980 Euros and 1420 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax of 900 Euros + double glazing + water from the Bas Rhone (shared meter) + mains electricity + 5G internet box + possibility of connecting to fibre optic broadband + septic tank (awaiting verification).

Price = 410.800 Euros (Charming and peaceful)

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

Property Id : 78650

Property Size: 95 m2

Property Lot Size: 1,768 m2

Bedrooms: 2

Bathrooms: 2

Reference: TB432000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Renovation required

With Land/Garden

## Allgemein

Schlafzimmer: 2

Badezimmer: 2

Fertige m<sup>2</sup>: 95 m<sup>2</sup>

Grundstücksgröße: 1768 m<sup>2</sup>

## Versorgungsdetails

Heizung: Ja



## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID:

IX8.036.732

