



Spacious Winegrower's House With 235 M2 Of Living Space, 180 M2 Garage And 40 M2 South-Facing Terrace.



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:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 317,690.81

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Maraussan
Postleitzahl:	34370
Veröffentlicht:	29.01.2026

Beschreibung:

Lively village with all shops, cafes, restaurants and 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 centre and close to shops and restaurants, this winegrower's house offers approximately 235 m² of living space. It also has a 180 m² garage and a particularly sunny 40 m² terrace. The house comprises 4 bedrooms, 2 bathrooms and a 20 m² room designed in a spa style with a jacuzzi, offering a real space for relaxation. In excellent general condition, this property does not require any major work: just a few decorative touches and personal touches will allow you to make it completely your own.

Ground = Entrance hall of approximately 15 m² + 20 m² room with jacuzzi and shower + 180 m² garage.

1st = 13 m² hall + 75 m² living/dining room with access to a 20 m² mezzanine and a 40 m² terrace + 10 m² fitted kitchen (cooker, wall and base units, sink, extractor hood, sink) + 19 m² bedroom with dressing



room and 10 m2 bathroom (bath, washbasin, bidet, WC).

2nd = 6 m2 hall + 3 bedrooms of 10 m2, 11.6 m2 and 12 m2 + 3 m2 bathroom (bath, washbasin) + WC.

Outside = 40 m2 terrace.

Extras = Reversible air conditioning and pellet stove + property tax of 1355 Euros + estimated amount of annual energy consumption for standard use: between 2250 Euros and 3070 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + double glazing + roof in very good condition.

Price = 270.000 Euros (Beautiful terrace, very large garage 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 Georisks website: georisques.gouv.fr

Property Id : 79485
Property Size: 235 m2
Bedrooms: 4
Bathrooms: 2
Reference: MB270000E

Other Features

Immediately Habitable
Latest properties
Outside space
Private parking/Garage
Rental Potential
Terrace

Zustand: Sehr gut

Allgemein

Schlafzimmer: 4
Badezimmer: 2
Fertige m²: 235 m²

Zimmerdetails

Innenausstattung: Fitted kitchen

Mietbedingungen

Verfügbar ab:



IMLIX

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

Kontaktinformation

IMLIX ID:

IX8.166.990

