



## Exceptional Furnished Character House With 300 M2 Of Living Space On The Canal Du Midi.



### 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 941,306.09

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Capestang
Postleitzahl:	34310
Veröffentlicht:	28.01.2026

#### Beschreibung:

Beautiful village on the Canal du Midi with restaurants and small shops, 5 minutes from Capestang, 15 minutes from Beziers, 20 minutes from Narbonne and 20 minutes from the beaches.

Superb character house with approximately 300 m2 of living space, retaining all the authenticity and charm of its origins. It offers 5 to 6 bedrooms depending on the layout, several lounges, living rooms and convivial kitchens, as well as a beautiful terrace offering superb views of the Canal du Midi and the surrounding countryside. The property is sold with most of its carefully preserved furniture, which enhances the old-world charm of the house and reinforces its unique and timeless character. On the side of the house, a pretty 76 m2 private garden provides a pleasant outdoor space. A true gem, this property combines character, authenticity and a privileged location. Some energy efficiency improvements are required to make it a truly exceptional property.

Ground A = 110 m2 garage with original feeding troughs and convertible first floor + 2 cellars measuring 95 m2 and 50 m2 + 2 old tiled wine vats measuring 18 m2 and 17 m2 converted into tasting and leisure rooms.



Ground B = 70 m<sup>2</sup> courtyard separate from the house + 10 m<sup>2</sup> entrance hall + 19 m<sup>2</sup> living room + 18 m<sup>2</sup> custom-made Occitan Schmidt kitchen with a superb and authentic Languedoc fireplace in working order + 23 m<sup>2</sup> hall with access to a 20 m<sup>2</sup> patio with access to a 15 m<sup>2</sup> room to renovate (a staircase was planned to create access to the cellars and garage) + 19 m<sup>2</sup> dining room + 20 m<sup>2</sup> bedroom + large 45 m<sup>2</sup> living room .

1st = 9 m<sup>2</sup> hall with access to a 60 m<sup>2</sup> terrace and its 45 m<sup>2</sup> summer apartment (living room/kitchen, WC with washbasin, bathroom with bath and washbasin, bedroom) and 8 m<sup>2</sup> laundry room + 17 m<sup>2</sup> bedroom + 20 m<sup>2</sup> bedroom + 4 m<sup>2</sup> landing with access to a 1.5 m<sup>2</sup> shower room (shower, washbasin), a WC with washbasin and a 4.5 m<sup>2</sup> bathroom (bathtub, washbasin).

2nd = Master suite of approximately 50 m<sup>2</sup> : bedroom with kitchenette area + WC with washbasin + bathroom (corner bath, bidet, 2 washbasins, shower) with access to a private balcony and panoramic views of the vineyards, ponds and St Etienne de Capestang collegiate church + reversible air conditioning in this room.

Outside = 60 m<sup>2</sup> terrace with barbecue, superb views of the Canal du Midi and access to the summer apartment + separate 76 m<sup>2</sup> courtyard on the side of the house with well.

Miscellaneous = Annual property tax of 1951 Euros + roof/plumbing/electricity in good condition + heating with electric radiators and reversible air conditioning on the second floor + on the banks of the canal + all fireplaces (9) are functional with double piping + right to draw water from the canal.

Price = 800.000 Euros (Unique location and character!)

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 : 79340

Property Size: 300 m<sup>2</sup>

Property Lot Size: 445 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 4

Reference: PC800000E

## **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige



Private parking/Garage  
Rental Potential  
Terrace

Zustand: Gut

## Allgemein

Schlafzimmer: 6  
Badezimmer: 4  
Fertige m<sup>2</sup>: 300 m<sup>2</sup>  
Grundstücksgröße: 445 m<sup>2</sup>

## Versorgungsdetails

Heizung: Ja

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX8.166.992

