



## 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:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 311,977.77

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Maraussan
Postleitzahl:	34370
Veröffentlicht:	02.03.2026

#### 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 m<sup>2</sup> of living space. It also has a 180 m<sup>2</sup> garage and a particularly sunny 40 m<sup>2</sup> terrace. The house comprises 4 bedrooms, 2 bathrooms and a 20 m<sup>2</sup> 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 m<sup>2</sup> + 20 m<sup>2</sup> room with jacuzzi and shower + 180 m<sup>2</sup> garage.

1st = 13 m<sup>2</sup> hall + 75 m<sup>2</sup> living/dining room with access to a 20 m<sup>2</sup> mezzanine and a 40 m<sup>2</sup> terrace + 10 m<sup>2</sup> fitted kitchen (cooker, wall and base units, sink, extractor hood, sink) + 19 m<sup>2</sup> bedroom with dressing



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

Property Id : 80830  
Property Size: 235 m2  
Bedrooms: 4  
Bathrooms: 2  
Reference: MB270000EE

### **Other Features**

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

Zustand: Sehr gut

### **Allgemein**

Schlafzimmer: 4  
Badezimmer: 2  
Fertige m<sup>2</sup>: 235 m<sup>2</sup>

### **Zimmerdetails**

Innenausstattung: Fitted kitchen

### **Mietbedingungen**

Verfügbar ab:



IMLIX

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

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## Kontaktinformation

IMLIX ID:

IX8.229.803

