



## Charming Character House, Fully Renovated, With 3 Bedrooms, 2 Bathrooms, Large Garage And Private Terrace, In A Peaceful Setting



### 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 291,494.44

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34490
Veröffentlicht:	18.03.2026

### Beschreibung:

Pleasant village with cafe, school, bakery, local producers: located 5 minutes from Murviel-les-Beziers (a village with all amenities), 8 minutes from Beziers and 20 minutes from the beaches!

Charming character house, fully renovated, with a living area of 115 m<sup>2</sup>, offering a living room with fully equipped open-plan kitchen, 3 bedrooms (including a large master suite) as well as 2 bathrooms. In addition, there is a large garage of 108 m<sup>2</sup> and a charming private 15 m<sup>2</sup> terrace. Peaceful setting!

Basement = Large garage of 108 m<sup>2</sup>.

Ground = 15 m<sup>2</sup> terrace, not overlooked, east-facing + laundry room of 7.73 m<sup>2</sup> with sink + entrance hall of 9 m<sup>2</sup> with a magnificent original stone central staircase + living room of 16.37 m<sup>2</sup> with access to the terrace via French doors + fully equipped kitchen of 13 m<sup>2</sup> (wall and base units, electric oven, ceramic hob, extractor hood, double sink, dishwasher) and balcony.



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1st = Landing of 2.14 m<sup>2</sup> + large bedroom of 17 m<sup>2</sup> with storage and balcony + shower room of 3.98 m<sup>2</sup> (walk-in italian shower, WC, vanity unit) + bedroom of 13 m<sup>2</sup> with balcony.

2nd = A fully private space offering a beautiful master suite of 32 m<sup>2</sup> in total, comprising a bedroom of 16 m<sup>2</sup> with office area and ample storage (very bright, thanks to its 3 roof windows as well as a beautiful ceiling height of over 3 meters!) + WC of 1.79 m<sup>2</sup> + en-suite bathroom of 6 m<sup>2</sup> (bathtub, vanity unit).

Additional features = Fully renovated (new electrical system, new plumbing, new facade, roof in good condition and renovated:) + reversible air conditioning + double glazing (large openings) + wooden shutters + parquet flooring and tiling + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 1316 Euros and 1780 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of approximately 500 Euros + no works required, in perfect condition!

Price = 248.400 Euros (Superb property, combining comfort 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 : 81728  
Property Size: 115 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 1  
Reference: CM248400E

## Other Features

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

Zustand: Gut

## Allgemein

Schlafzimmer: 3  
Badezimmer: 1  
Fertige m<sup>2</sup>: 115 m<sup>2</sup>

## Mietbedingungen

Verfügbar ab:



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## **Kontaktinformation**

IMLIX ID:

IX8.294.391

