



## Beautiful And Rare Property Offering A Main House, A Studio And An Independent Guesthouse On A 545 M2 Plot With Garden And Well.



### 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:	EUR 399,600

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Laurens
Postleitzahl:	34480
Veröffentlicht:	20.03.2026

#### Beschreibung:

Sought after village with all amenities, cafe/restaurant, restaurant, grocery shop, pizzeria, bakery, : 15 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb and on the border of the natural park of the Languedoc.

Beautiful and rare combination offering approximately 265 m2 of total living space, comprising a classic winemakers house of approximately 125 m2 with 3 bedrooms plus a terrace and a large 80 m2 garage, a 28 m2 studio, and a separate guesthouse of approximately 110 m2 with 2 bedrooms, all set on a 545 m2 lot with a lovely garden with well, and the possibility of installing a swimming pool. Ideal for a big family or for starting a rental business.

#### Main House

Ground Floor = Big 80 m2 garage leading onto the garden with well, a workshop and summer kitchen + a lovely landing with stairs leading up to the first floor.



1st = Big open space of about 50 m<sup>2</sup> with lounge, dining room, and a lovely fully equipped kitchen (stove, range hood, dishwasher, built-in oven), leading onto a 30 m<sup>2</sup> terrace with views onto the garden + 6 m<sup>2</sup> pantry + on the other side of the house, 3 bright bedrooms of 12.5 m<sup>2</sup>, 11.5 m<sup>2</sup>, and 11 m<sup>2</sup> with built in cupboards + spacious wet room (walk-in shower, toilet).

28 m<sup>2</sup> studio with a large mezzanine and a 7.5 m<sup>2</sup> bathroom (bathtub and toilet).

Guesthouse (separate entrance, can be accessed independently or through the garden )

Ground floor = Large lounge of about 50 m<sup>2</sup> with an open kitchen and dining area + spacious bathroom (bathtub and toilet) + 7 m<sup>2</sup> laundry room with water heater.

1st floor = 2 bedrooms (17.5 m<sup>2</sup> and 13 m<sup>2</sup>) + 12.5 m<sup>2</sup> TV lounge.

Miscellaneous = Heating via reversible air conditioning and electric heaters + new roof on the main house + estimated amount of annual energy consumption for standard use: between 1210 Euros and 1638 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions).

Price = 399.600 Euros (A beautiful and rare property with great rental potential in a sought-after village! A must see!)

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 : 81973

Property Size: 265 m<sup>2</sup>

Property Lot Size: 545 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 3

Reference: SLA399600E

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## **Allgemein**



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Schlafzimmer:	6
Badezimmer:	3
Fertige m <sup>2</sup> :	265 m <sup>2</sup>
Grundstücksgröße:	545 m <sup>2</sup>

## **Versorgungsdetails**

Heizung:	Ja
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## **Gebäudedetails**

Außen-Ausstattung:	Pool
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## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID:	IX8.294.395
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