



## A Large Stone Village House With 95 M2 Of Living Space On A 320 M2 Plot, Featuring Several Terraces And A Terraced Garden To Be Landscaped.



### 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 201,237.64 |

### Standort

|                       |            |
|-----------------------|------------|
| Land:                 | Frankreich |
| Staat/Region/Provinz: | Occitanie  |
| Postleitzahl:         | 34460      |
| Veröffentlicht:       | 17.04.2026 |

### Beschreibung:

A charming medieval village with two restaurants and a mobile grocery shop, 10 minutes from Cessenon-sur-Orb, 15 minutes from Roquebrun, 30 minutes from Beziers and 45 minutes from the beaches and the motorway.

Charming village house offering approximately 95 m2 of living space, complemented by a partially converted attic of 38 m2, offering great potential for conversion, particularly for the creation of a master bedroom suite. Set on a 320 m2 plot, the property features two terraces and a terraced garden, offering excellent potential for enhancement following clearance and landscaping work. A property with definite potential, ideal for those keen on renovation projects wishing to create a home tailored to their own tastes, right in the heart of the village.

Ground = Cellar of about 10 m2.

1st = Hall of 4.5 m2 + fitted kitchen of 13.4 m2 (gas hob, oven, microwave, washing machine, fridge) +



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living room of 19 m<sup>2</sup> with access to another living room of 25 m<sup>2</sup> + WC.

2nd = 8 m<sup>2</sup> hall with access to a terrace + 3 bedrooms of 9.2 m<sup>2</sup>, 8m<sup>2</sup> and 10.2 m<sup>2</sup> + 5.5 m<sup>2</sup> bathroom (shower, bath, WC, washbasin).

3rd = Partially converted attic of 38 m<sup>2</sup>.

Outside = Terrace adjoining the house of 25 m<sup>2</sup> + small courtyard/terrace at the side of the house + terrace above the house of approximately 20 m<sup>2</sup> with a small stone ruin + sloping garden to be landscaped.

Miscellaneous = House in very good overall condition + oil-fired central heating + double glazing + electric water heater + mosquito nets + estimated amount of annual energy consumption for standard use: between 4198 Euros and 5680 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax of around 600 Euros + furniture negotiable.

Price = 172.800 Euros (Comfortable house with potential !)

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 : 83351

Property Size: 95 m<sup>2</sup>

Property Lot Size: 320 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Reference: SC172800E

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

With Land/Garden

## **Allgemein**

Schlafzimmer: 3

Badezimmer: 1

Fertige m<sup>2</sup>: 95 m<sup>2</sup>

Grundstücksgröße: 320 m<sup>2</sup>



## Zimmerdetails

Innenausstattung: Fitted kitchen

## Versorgungsdetails

Heizung: Ja

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX8.388.698

