



Superb Little Farmhouse Built In 2005, With 75 M2 Of Living Space On A Terraced Plot Of 2540 M2 With A Swimming Pool And Lovely Views.



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:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 245,000

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Bédarieux
Postleitzahl:	34600
Veröffentlicht:	07.04.2026

Beschreibung:

A pleasant little town in the Orb valley, with primary and secondary schools, cafes, restaurants and supermarkets, 30 minutes from Beziers, 10 minutes from Lake Salagou and 45 minutes from the beaches.

Superb little farmhouse built in 2005, offering 75 m2 of living space comprising 3 bedrooms, on a terraced plot of 2540 m2. This house with its unusual charm will not suit everyone, but it will appeal to lovers of authenticity, comfort and character.

You will enjoy a pleasant little swimming pool adjoining the terrace and small garden, ideal for relaxing in peace and quiet. Located on the heights of a small town in the Orb valley, the house enjoys a quiet environment while remaining close to shops and restaurants.

Ground = Entrance hall leading to a 35 m2 fitted kitchen/living room (wall and base units, electric oven, microwave, induction hob, fridge, freezer with 3 drawers) + access to a terrace area of about 50 m2 (where you can put a large table and garden lounge) + 8 m2 shower room (laundry area, shower, toilet,



double sinks).

First= 3 bedrooms measuring 8.5 m², 9 m² and 10.5 m².

Outside = Large terraced plot of 2540 m² with access to a small stream (water in winter only) + above-ground swimming pool (5x3m, chlorine) + parking space (2/3 cars) + no access for motorhomes due to narrow street + garden shed.

Miscellaneous = Reversible air conditioning and electric heating + double glazing + property tax of 1149 Euros + estimated amount of annual energy consumption for standard use: between 1131 Euros and 1531 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + land maintenance of 550 Euros/year + house built in 2005 + possibility to negotiate certain furniture items + mains electricity + communal water + sewage with microstation.

Price = 245.000 Euros (Very nice, unique and no work needed!)

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

Property Id : 82415

Property Size: 75 m²

Property Lot Size: 2,540 m²

Bedrooms: 3

Bathrooms: 1

Reference: BB269000EE

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Allgemein

Schlafzimmer: 3

Badezimmer: 1

Fertige m²: 75 m²

Grundstücksgröße: 2540 m²



Zimmerdetails

Innenausstattung: Fitted kitchen

Versorgungsdetails

Heizung: Ja

Gebäudedetails

Außen-Ausstattung: Pool

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX8.388.702

