



Charming House Dating From The 1920s, Fully Renovated With Garden, Terrace With Lovely Views And Swimming Pool.



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:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 350,872.94

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Herepian
Postleitzahl:	34600
Veröffentlicht:	14.04.2026

Beschreibung:

Small, friendly 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.

Charming 1920s house, completely and carefully renovated, where modern comfort blends harmoniously with the authentic charm of the old. With 148 m² of living space, it offers 3 spacious bedrooms and 2 elegant shower rooms, all built on a 422 m² plot. Located in the heart of town, just a few steps from shops, cafes, restaurants, medical centres and other amenities, this house perfectly combines practicality and lifestyle. The recent renovation has preserved the original character while incorporating high-quality features. You will enjoy a pleasant terrace with lovely views, a private swimming pool and an easy-to-maintain garden. A rare address, combining authenticity, comfort and an ideal location.

Garden level = 35 m² garage (suitable for a small car or renovation work) + 2 cellars measuring 15 m² and 17 m².



Street level = 8 m² entrance hall + 32 m² living room with access to the terrace + 16 m² fitted kitchen with access to the terrace (wall and base units, hob, electric oven, refrigerator, dishwasher) + 17 m² dining room + 4 m² shower room (shower, washbasin, WC) .

1st floor = 18 m² hall/mezzanine + 3 bedrooms measuring 13 m², 14 m² with dressing room and 15.6 m² + 9.6 m² bathroom (bath, washbasin, WC).

Outside = 30 m² terrace with steps leading to the garden + swimming pool (5x3m) + carport + covered courtyard.

Miscellaneous = Reversible air conditioning in 2 bedrooms + mains gas central heating + estimated amount of annual energy consumption for standard use: 1891 Euros per year (including subscriptions) + property tax 1650 Euros + roof redone in 2010.

Price = 299.000 Euros (Charming and cosy)

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 : 83014

Property Size: 148 m²

Property Lot Size: 422 m²

Bedrooms: 3

Bathrooms: 2

Reference: BH315000EE

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Allgemein

Schlafzimmer: 3

Badezimmer: 2

Fertige m²: 148 m²



Grundstücksgröße: 422 m²

Zimmerdetails

Innenausstattung: Fitted kitchen

Versorgungsdetails

Heizung: Ja

Gebäudedetails

Außen-Ausstattung: Pool

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX8.388.705

