



## Charming Stone House Sold Fully Furnished With 2 Bedrooms, A Pleasant Terrace And An Excellent Seasonal Rental Business.



### 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 140,400

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34240
Veröffentlicht:	28.04.2026

#### Beschreibung:

A pleasant and vibrant spa town (offering a full range of amenities and several clinics), ideally located just 5 minutes from Herepian, 10 minutes from Colombieres-sur-Orb (a charming village within the Haut-Languedoc Regional Natural Park, renowned for its exceptional hiking trails) and 35 minutes from Beziers.

Charming stone house, sold fully furnished, currently operated as a seasonal rental business, complete with its own bilingual website, a 4-star rating, and an established base of loyal clients. An excellent business opportunity ! This property has been entirely renovated, combining modern comfort with authentic character. It offers a living space of 56 m2 arranged over two levels, comprising a living area with a fully equipped open-plan kitchen, 2 bedrooms, a shower room and a pleasant private terrace at the front.

Ground = Living area (direct access to the terrace) featuring a fully equipped open plan kitchen of 25 m2 (wall and base units, sink, induction hob, extractor hood, electric oven, microwave, dishwasher, washing



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machine, fridge) + hallway of 1.62 m<sup>2</sup> + WC of 1.16 m<sup>2</sup> + under-stair cupboard housing the hot water tank.

1st = Landing of 2.76 m<sup>2</sup> + bedroom of 9.48 m<sup>2</sup> with built-in wardrobe + shower room of 4 m<sup>2</sup> (walk-in shower, vanity unit, WC, heated towel rail) + bedroom of 12.28 m<sup>2</sup>.

Exterior = Attractive private terrace to the front of the house of approximately 15 m<sup>2</sup>.

Additional features = Fully renovated throughout + reversible air conditioning + new roof + tiled flooring on the ground floor and parquet flooring on the first floor + electric roller shutters + double glazing + connected to the mains drainage system + annual property tax of approximately 1000 Euros + established seasonal rental activity with a 4-star rating.

Price = 140.400 Euros (Ideal for continuing the existing rental business !)

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 : 83774  
Property Size: 56 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 1  
Reference: LL140400E

## Other Features

Immediately Habitable  
Latest properties  
Outside space  
Rental Potential  
Terrace

## Allgemein

Schlafzimmer:	2
Badezimmer:	1
Fertige m <sup>2</sup> :	56 m <sup>2</sup>

## Mietdetails

Möbliert:	Ja
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## Mietbedingungen

Verfügbar ab:



IMLIX

IMLIX Immobilienmarkt  
<https://www.imlix.com/de/>

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**Kontaktinformation**

IMLIX ID:

IX8.412.336

