



## A Very Charming Village House Full Of Character, Requiring Completion Of Renovation Work, With 146 M2 Of Living Space.



### 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:	<a href="https://realestateoccitanie.com">https://realestateoccitanie.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 206,786.9

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34290
Veröffentlicht:	12.05.2026

### Beschreibung:

A village with all amenities (grocery shop, cafe, restaurant, chemist) just 5 minutes from Servian, 15 minutes from Pezenas and the motorway, and 25 minutes from the beaches.

A beautiful character property requiring completion of renovation, with 146 m2 of living space, retaining all the charm of the past with its cement tiles, marble fireplaces and spacious rooms.

The house currently offers 4 bedrooms as well as an attic that can be converted to suit your needs: master bedroom, workshop, office or relaxation area. There is also the possibility of creating a lovely open-air terrace. Situated in a lively village with all amenities within walking distance, this property, brimming with potential, will appeal to those who appreciate authenticity and charming renovation projects.

Ground = 1.7 m2 entrance hall + 19 m2 living room + 14.3 m2 kitchen (wall and base units, hob, electric oven, fridge, extractor hood) + 4 m2 hallway + WC.

1st = 9 m2 hall + 3 bedrooms of 10.4 m2, 14.6 m2 and 13.5 m2 + 7.2 m2 shower room (shower,



washbasin, WC).

2nd = Bedroom of 11 m<sup>2</sup> + hall of 2.2 m<sup>2</sup> + 3 attic rooms of 4.2 m<sup>2</sup>, 18 m<sup>2</sup> and 18 m<sup>2</sup>.

Miscellaneous = Finishing work required (painting, plastering, attic renovation) + original single glazed windows + very pleasant village + council tax of 784 Euros + the house has retained all its original features.

Price = 178.200 Euros (A really charming house)

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 : 84448

Property Size: 146 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 1

Reference: AP178200E

## **Other Features**

Immediately Habitable

Renovation required

Rental Potential

## **Allgemein**

Schlafzimmer: 4

Badezimmer: 1

Fertige m<sup>2</sup>: 146 m<sup>2</sup>

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID: IX8.448.502



IMLIX

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

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