



## A Superb Townhouse With 250 M2 Of Living Space, Garage, Garden And Pool.



### 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
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Sprachen:	English, French
Webseite:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 569,000

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34490
Veröffentlicht:	26.05.2026

#### Beschreibung:

A charming village with all amenities, cafes, restaurants, primary and secondary schools, : just 15 minutes from Beziers, 15 minutes from the A9 and A75 motorways, and 25 minutes from the beaches.

A superb townhouse with approximately 250 m2 of living space, offering seven bedrooms and four bathrooms, set on a lovely landscaped plot of 510 m2 in the heart of the village. The charming garden features a swimming pool that perfectly complements the outdoor space. The property has retained many original features that give it exceptional character: cement tiles, marble fireplaces, high ceilings and generous room sizes. An elegant and welcoming home, rare on the market, full of character and well worth a visit. The house is sold furnished.

Ground = 17 m2 entrance hall + 25 m2 dining room with French windows opening onto the garden + 22 m2 kitchen (wall and base units, cooker, extractor hood, dishwasher, fridge) + 5.4 m2 pantry with laundry area + 6.7 m2 hallway + 5.8 m2 shower room (shower, washbasin, WC) + 2 bedrooms (9 m2 and 12.4 m2) + 35 m2 garage.

1st = Hall (8.7 m2) + bedroom (14.8 m2) + living room/bedroom (18 m2) + bedroom (15.5 m2) + study



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area (8 m<sup>2</sup>) with access to a balcony + hall (17 m<sup>2</sup>) + bedroom (17 m<sup>2</sup>) + shower room (4.6 m<sup>2</sup>) (shower, WC, washbasin) + 15.3 m<sup>2</sup> en-suite bedroom with 5.7 m<sup>2</sup> shower room (shower, washbasin, WC) + 16 m<sup>2</sup> en-suite bedroom with 6.5 m<sup>2</sup> shower room (bath, washbasin, WC).

2nd = Attic storage space (not suitable for living).

Outside = 390 m<sup>2</sup> garden with terrace and heated swimming pool (8.5 x 3.5 m, salt-water).

Miscellaneous = Town gas central heating + house in excellent condition + property tax of 2500 Euros + sold furnished + house rented 2500 Euros/week in high season.

Price = 569.000 Euros (Superb property)

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 : 85187

Property Size: 250 m<sup>2</sup>

Property Lot Size: 510 m<sup>2</sup>

Bedrooms: 7

Bathrooms: 4

Reference: M569000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Zustand: Ausgezeichnet

## Allgemein

Schlafzimmer: 7

Badezimmer: 4

Fertige m<sup>2</sup>: 250 m<sup>2</sup>

Grundstücksgröße: 510 m<sup>2</sup>



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## Versorgungsdetails

Heizung: Ja

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietdetails

Möbliert: Ja

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX8.506.034

