



## Charming 18th Century Village House, Entirely Renovated, With 2 Bedrooms And A Sunny Terrace.



### 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:	USD 134,858.6

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Bédarieux
Postleitzahl:	34600
Veröffentlicht:	15.06.2026

#### Beschreibung:

A pleasant and dynamic village with all amenities, north of Beziers, only minutes from Lamalou les Bains for golf, 40 minutes from beaches and 40 minutes from Beziers, the airport and the A9 motorway.

In a quiet area in the historical quater, a few steps to the village centre, charming 18th century village house, entirely renovated, with about 60 m<sup>2</sup> of living space over two floors, offering an open-plan lounge with dining area and kitchen, 2 bedrooms, shower room and a sunny south-facing terrace. A well maintained house, ideal turn-key second home or permanent residence.

Ground = Small private courtyard and cellar of 60 m<sup>2</sup> (ideal workshop or convert into studio).

1st = Entrance via the terrace of 14 m<sup>2</sup> + open plan kitchen and lounge with dining area of about 30 m<sup>2</sup>.

2nd = 2 bedrooms of 12 m<sup>2</sup> each + shower room of 6 m<sup>2</sup> (shower, sink, wc).

Sundry = Electric heating + insert fireplace + entirely renovated + estimated amount of annual energy



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consumption for standard use: between 1729 Euros and 2339 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 547 Euros + furniture included + can be rented out for season rentals at around 550 Euros/week.

Price = 118.800 Euros ( Rare !)

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 : 86472

Property Size: 60 m<sup>2</sup>

Bedrooms: 2

Bathrooms: 1

Reference: HL118800E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

### **Allgemein**

Schlafzimmer: 2

Badezimmer: 1

Fertige m<sup>2</sup>: 60 m<sup>2</sup>

### **Versorgungsdetails**

Heizung: Ja

### **Mietbedingungen**

Verfügbar ab:

### **Kontaktinformation**

IMLIX ID: IX8.590.813

