



## Charming Villa In Need Of Modernisation, Offering 100 M2 Of Living Space, A Garage And Set On 1052 M2 Of Land With Unobstructed Views.



### 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:	USD 285,045.08

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34480
Veröffentlicht:	30.06.2026

### Beschreibung:

Village with all amenities, including cafes, restaurants, a grocery shop, a bakery, : 15 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the River Orb.

Charming house built in 1987, offering 100 m2 of living space including 3 bedrooms, set on 1052 m2 of land, offering magnificent unobstructed views of the surrounding countryside and the village. Although the house has remained in its original condition and now requires modernisation, it remains very comfortable. It is fitted with double glazing, a gas central heating system and reversible air conditioning. The renovation potential is significant without being excessive, allowing for an affordable and rewarding project. The garden, meanwhile, offers a pleasant natural setting and could easily be landscaped whilst retaining its authentic charm.

Interior = 7 m2 entrance hall + 13.2 m2 fitted kitchen opening onto a 26.5 m2 terrace + 32.8 m2 living/dining room opening onto the same terrace + 1.75 m2 hallway + 3 bedrooms of 12.9 m2, 12.9 m2 and 13.7 m2 + shower room of 5 m2 (shower, basin) + WC + 25.2 m2 garage with access to a 16 m2



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workshop + convertible attic room of approx. 15 m<sup>2</sup> (access via the workshop).

Exterior = 26.5 m<sup>2</sup> terrace with superb views + very pleasant garden.

Miscellaneous = Town gas central heating + reversible air conditioning + property tax of 1485 Euros + estimated amount of annual energy consumption for standard use: between 1578 Euros and 2134 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + major refurbishment required + excellent location in the village + superb views.

Price = 249.000 Euros (Excellent location in the village)

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 : 87597

Property Size: 100 m<sup>2</sup>

Property Lot Size: 1,052 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Reference: S269000EDE

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Renovation required

Rental Potential

Terrace

With Land/Garden

## Allgemein

Schlafzimmer: 3

Badezimmer: 1

Fertige m<sup>2</sup>: 100 m<sup>2</sup>

Grundstücksgröße: 1052 m<sup>2</sup>

## Zimmerdetails

Innenausstattung: Fitted kitchen

## Versorgungsdetails



Heizung:

Ja

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID:

IX8.655.299

