



A Charming Sunny Village House With A Garage, Terraces And A Balcony.



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:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 249,025.89

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Laurens
Postleitzahl:	34480
Veröffentlicht:	24.07.2026

Beschreibung:

Village with all the amenities, including a grocery shop, butchers, bakeries, a medical centre, restaurants, a cafe and schools. It is 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

A beautifully renovated, light-filled village home offering flexible spaces (139 m2), generous outdoor areas and the peace of mind that comes with a property ready to enjoy from the moment you arrive. The house has been thoughtfully renovated throughout and carefully maintained, preserving its original character while offering modern comfort. The kitchen, bathrooms and interior are all in excellent condition, minimizing the need for future investment and allowing the next owner to move straight in to enjoy the property from day one. The lower level, currently arranged as a garage together with a gym and wine cellar, provides approximately 49 m2 of additional renovated space with excellent potential for a variety of uses. Equally suited as a permanent residence, an easy-to-own second home or for subletting and a passive income, it combines authentic village charm with the convenience of a low-maintenance lifestyle.



Ground = 44 m2 garage + 5 m2 entrance hall.

1st = 32 m2 living room/fitted kitchen (hob, sink, worktop, fridge) with access to two terraces of approximately 9 m2 and 15 m2 and a long balcony.

2nd = 22 m2 bedroom + 6 m2 shower room (shower, 2 washbasins, toilet).

3rd = 4 m2 hallway + 8 m2 bedroom + 15 m2 bedroom opening onto an 8 m2 bathroom (bath, washbasin, toilet).

Miscellaneous = Electric heating + annual council tax of approximately 700 Euros + some furniture may be available by separate negotiation.

Price = 216.000 Euros (In the heart of the village and very sunny!)

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

Property Id : 89149
Property Size: 95 m2
Bedrooms: 3
Bathrooms: 2
Reference: L216000E

Other Features

Immediately Habitable
Latest properties
Outside space
Private parking/Garage
Rental Potential
Terrace

Zustand: Ausgezeichnet

Allgemein

Schlafzimmer:	3
Badezimmer:	2
Fertige m ² :	95 m ²

Zimmerdetails

Innenausstattung:	Fitted kitchen
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Versorgungsdetails

Heizung: Ja

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX8.740.944

