



## Spacious And Charming Village House With 6 Bedrooms, Large Garage And Enclosed Not Overlooked Garden In A Sought-After Riverside Village.



### 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 340,104.8 |

#### Standort

|                       |            |
|-----------------------|------------|
| Land:                 | Frankreich |
| Staat/Region/Provinz: | Occitanie  |
| Postleitzahl:         | 34460      |
| Veröffentlicht:       | 15.07.2026 |

#### Beschreibung:

Beautiful, sought-after village in the Orb valley with its beautiful river passing by, all shops (cafes, restaurants, bakeries, butchers, supermarket, doctor, pharmacy:), situated 7 minutes from Murviel les Beziers, 25 minutes from Beziers and 35 minutes from the beaches !

Spacious and charming village house, with a beautiful living space of 240 m2, offering 5 to 6 bedrooms (including a master suite), 3 bathrooms, a large living room, a separate fully equipped kitchen, attic space, a large garage of 80 m2 and an enclosed not overlooked garden easy to maintain of about 100 m2 with a stone shelter ! Great character features ! In a sought-after village, near the center and the river.

Ground = Large entrance hall of 20.67 m2 (with a lift to the 1st floor) + pleasant living room (lounge and dining room) of 48 m2 with beautiful original features (exposed stone walls, marble fireplace and tiled floor) with 2 French windows opening onto the rear garden + all equipped kitchen of 16.72 m2 (large central island, higher and lower units, double sink, dishwasher, gas hob, electric oven, extractor fan, microwave) + 3.18 m2 hallway + shower room of 6.67 m2 (shower, washbasin, WC) + large garage of



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about 80 m2 (electric gate, sink, hot water tank).

1st = A magnificent stone staircase leads to a large 21 m2 hall + master suite of 25 m2 with an en suite shower room (shower, basin unit, WC, bidet) and balcony with beautiful views of the hills, marble fireplace and tiled floor + bedroom of 23.70 m2 (marble fireplace, balcony, view) + a bedroom of 17.13 m2 + an office (or bedroom) of 13.74 m2 + corridor of 8.07 m2 + a bedroom of 15.03 m2 + a bedroom of 14.28 m2 with cupboard + a bathroom of 4.50 m2 (bath, washbasin, bidet, needs refreshment) + WC of 1.45 m2 + room of 14 m2 and access to the attic.

Exterior = A garden to the rear of about 100 m2 with access via a wicket gate, a wooden terrace and a stone garden shed, not overlooked and easy maintenance.

Miscellaneous = Beautiful original features (marble fireplace, tiled floor, cement tiles, beautiful stone staircase: ) + a lift + electric heating + PVC double glazing + wooden shutters + connected to mains drainage + bathroom to be refreshed + annual property tax of about 2500 Euros.

Price = 295.000 Euros (Charming and very spacious !)

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 Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 88740

Property Size: 240 m2

Property Lot Size: 345 m2

Bedrooms: 6

Bathrooms: 3

Reference: C340000EE

## Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

With Land/Garden

## Allgemein

Schlafzimmer: 6

Badezimmer: 3

Fertige m<sup>2</sup>: 240 m<sup>2</sup>

Grundstücksgröße: 345 m<sup>2</sup>



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## Versorgungsdetails

Heizung: Ja

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX8.740.946

