



Former Barn Entirely Converted With 4 Bedrooms And A Private Courtyard With Pool. A Subtle Blend Of Character And Modernity



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 473,625.89

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34490
Veröffentlicht:	24.09.2026
Beschreibung:	

Lively village with all amenities, located just 5 minutes from Murviel-les-Beziers, 20 minutes from Beziers and 25 minutes from the beaches.

Unique ! Former barn entirely converted into a superb and authentic home, with 231 m2 of living space, comprising a magnificent living area with an incredible ceiling height of over 7m, a fully fitted open-plan kitchen, a beautiful wine cellar, a large utility room, a spacious mezzanine, 2 bathrooms, as well as 4 bedrooms, including a master suite (with dressing room and en-suite shower room). The property also benefits from a large garage and a pleasant 60 m2 private courtyard with no overlooking neighbours, featuring a swimming pool and a covered summer kitchen. A subtle blend of character and modernity ! Peacefully situated, just a few steps from the local amenities !

Ground = Large entrance hall and corridor of 18.60 m2 + WC of 1.83 m2 with washbasin + large utility room of 9.88 m2 (worktop, sink and plenty of storage) + magnificent 75 m2 living area with an incredible ceiling height of over 7m, featuring a fully fitted open plan kitchen (large central island, wall



and base units, electric oven, microwave, integrated fridge, sink, dishwasher, hob and extractor hood) + superb 3.3 m² wine cellar + large 70 m² garage with electric garage door + access to the courtyard through large sliding pocket doors.

1st = Spacious 25 m² mezzanine (ideal for creating an office or library) + corridor of 13.85 m² + 36 m² master suite comprising a 16.15 m² bedroom, a superb 12.36 m² dressing room and an 8.30 m² en-suite shower room (walk-in shower, heated towel rail, double washbasin vanity unit) + 10.61 m² bedroom (built-in wardrobe) + corridor of 2.80 m² + 11.36 m² bedroom + WC of 2.52 m² + 8.81 m² bathroom (bathtub, walk-in shower, washbasin vanity unit) + 11 m² bedroom.

Exterior = Superb 60 m² private courtyard with no overlooking neighbours (low maintenance), featuring a chlorine-treated shell swimming pool with integrated pump (3.5 x 2.5m) and its covered summer kitchen.

Additional features = Ducted reversible air conditioning + wooden flooring + double glazing + connected to mains drainage + completely renovated to a brand-new standard + available from June 2027 + estimated amount of annual energy consumption for standard use: between 1420 Euros and 1970 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 1490 Euros.

Price = 421.200 Euros (A subtle blend of character and modernity !)

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 : 92093
Property Size: 231 m²
Bedrooms: 4
Bathrooms: 2
Reference: CM420120E

Other Features

Courtyard
Immediately Habitable
Latest properties
Outside space
Prestige
Private parking/Garage
Rental Potential
Swimming Pool



Allgemein

Schlafzimmer:	4
Badezimmer:	2
Fertige m ² :	231 m ²

Gebäudedetails

Außen-Ausstattung:	Pool
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX9.006.002
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