



Magnificent Bourgeois House To Renovate With Over 500 M2 Of Living Space And A Front Terrace. Unique



Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
Όνομα εταιρείας:	Freddy Rueda Sarl
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Site:	https://realestateoccitane.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 282,312.89

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	34220
Δημοσιεύθηκε:	06/05/2025
Περιγραφή:	

Large, dynamic village with all amenities (several cafes, restaurants, bakery, supermarket:), located 20 minutes from Olargues (listed among the most beautiful villages of France), 25 minutes from Saint-Chinian, and 1 hour from the beaches !

Magnificent bourgeois house full of history to renovate, dating from the 18th century, it stands out thanks to its superb living space of over 500 m2, offering numerous possibilities ! It includes around ten bedrooms, several lounges/dining rooms, 3 kitchens, 5 bathrooms: a terrace at the front, cellars, and a convertible attic ! A unique property, having preserved its original charm, eagerly awaiting new owners who can give it a second life ! Ideal for creating a bed and breakfast ! Right in the heart of a dynamic village !

Basement = Cellars/workshop of nearly 50 m2.

Ground = Entrance via a large south-west facing terrace of about 30 m2 + living room of 24.64 m2 + lounge of 30.90 m2 (period marble fireplace) + kitchen of 20.12 m2 (upper and lower cabinets, electric oven, microwave, double sink, electric hob) + bathroom of 6.47 m2 (marble sink, shower, WC) + lounge



of 28.38 m2 (period fireplace) + hall (second entrance) of 11.28 m2.

1st = Staircase leading to large hallway of 15.58 m2 + bedroom of 25 m2 (terracotta tiles and marble fireplace) + bathroom of 15 m2 (WC, shower, sink, bidet) + bedroom of 22 m2 (marble fireplace) + room of 10 m2 + master suite of 31 m2 (marble fireplace) with ensuite bathroom (WC, vanity unit, shower).

2nd = Bedroom of 26.78 m2 (fireplace) with ensuite bathroom of 4 m2 (bathtub, bidet, sink) + living room of 27.28 m2 (fireplace and wooden floor) + hallway of 10.90 m2 + kitchen of 10 m2 (lower cabinet, sink, electric cooktop, extractor hood) + WC/sink of 2 m2 + bedroom of 11.06 m2 + bedroom of 25 m2 with 2 large closets.

3rd = WC of 2 m2 + hallway of 10.90 m2 + bathroom of 5.61 m2 (shower, sink, bidet) + kitchen of 5 m2 + bedroom of 18 m2 + bedroom of 20 m2 + bedroom of 18 m2 (closets) + bedroom of 18 m2.

4th = Convertible attic of about 80m2.

Miscellaneous = Double glazing + wooden shutters + central oil heating + beautiful ceiling height of over 3m + wooden floor/terracotta tiles/cement tiles + marble fireplaces + possibility to divide into several apartments + estimated amount of annual energy consumption for standard use: between 2459 Euros and 3327 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 2820 Euros.

Price = 253.800 Euros (Unique !)

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

Property Id : 68395

Property Size: 500 m2

Property Lot Size: 215 m2

Bedrooms: 10

Bathrooms: 5

Reference: S253800E

Other Features

Latest properties

Outside space

Renovation required

Terrace



Κοινά

Κρεβατοκάμαρες: 10
Μπάνια: 5

Utility details

Heating: Ναι

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.896.359

