



## 8 room, 396m2 Character property for sale in Belarga - 795 000 € \*



### Στοιχεία μεσίτη

Όνομα:	Patrick Gibbins
Όνομα εταιρείας:	Artaxa Immo Sarl
Χώρα:	France
Experience since:	2008
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	
Languages:	French
Site:	

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 936,143.88

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	34230
Δημοσιεύθηκε:	24/06/2025

### Περιγραφή:

Great Opportunity: Maison de Maitre with Barn to Convert - Belarga.

This is a fantastic opportunity to acquire two properties offering both charm and potential. The Maison de Maitre has been beautifully renovated, while the barn (200 m2) awaits conversion. Both properties come with their own gardens and are attached to each other, providing flexibility for your project.

### Maison de Maitre (Main House)

6 Bedrooms: Spacious and bright, perfect for family living or a holiday rental business.

Open-plan Kitchen and Dining Room: A modern and practical space that flows seamlessly into the large terrace.

Stylish Living Room: A cozy, character-filled room with original beams and charming tiles.

2 Bathrooms: Conveniently located on different levels of the house.



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Private Garden (800 m2): Includes trees, shrubs, and plenty of space for outdoor relaxation or activities.

Swimming Pool: A 10m x 5m pool set within the garden, ideal for cooling off during warm summer days.

Large Terrace, Perfect for outdoor dining and entertaining, with easy access from the kitchen.

Barn (200 m2) Currently a large open space that can be transformed into a separate living area, garage, or atelier.

You could create a rental unit, a workspace, or even connect it to the Maison de Maitre for more living space.

- Situated in the peaceful village of Belarga, just 5 minutes from the vibrant town of Pezenas, 30 minutes from the beach, and only a short walk to the Herault River.

- The property offers a tranquil setting, ideal for those seeking the charm of village life with proximity to amenities.

## Ground Floor:

- Magnificent hallway with wood-burning stove.
- Large lounge/drawing room.
- Open kitchen and dining area with access to the spacious terrace.

## First Floor

- 3 bedrooms.
- Large, beautifully appointed bathroom.

## Second Floor:

- 3 additional bedrooms.
- Another bathroom.

Electric heating and wood-burning stove for year-round comfort.

Private driveway with parking.

- Proven rental income, making it a great option for a \*\*holiday rental property\*\* or a family home with extra income potential.



This property offers an amazing combination of a lovingly renovated home and a large barn with conversion potential in a great location. Contact us to arrange your viewing today before it's gone!

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

### Κοινά

Κρεβατοκάμαρες:	6
Τελειωμένα τετραγωνικά πόδια:	396 τ.μ
Μέγεθος αυλής:	1200 τ.μ

### Room details

Total rooms:	8
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### Utility details

Heating:	Ναί
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### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX7.197.122
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