



## Charming House Dating From The 1920s, Fully Renovated With Garden, Terrace With Lovely Views And Swimming Pool.



### Στοιχεία μεσίτη

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Όνομα:            | Freddy Rueda                                                                |
| Όνομα εταιρείας:  | Freddy Rueda Sarl                                                           |
| Χώρα:             | France                                                                      |
| Experience since: |                                                                             |
| Τύπος υπηρεσίας:  | Selling a Property                                                          |
| Specialties:      |                                                                             |
| Property Type:    | Apartments, Houses                                                          |
| Τηλέφωνο:         | +33 (467) 363-428                                                           |
| Languages:        | English, French                                                             |
| Site:             | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 362,164.51 |

### Τοποθεσία

|                        |            |
|------------------------|------------|
| Χώρα:                  | France     |
| Νομός/Περιοχή/Επαρχία: | Occitanie  |
| Πόλη:                  | Herepian   |
| Ταχυδρομικός κωδικός:  | 34600      |
| Δημοσιεύθηκε:          | 12/09/2025 |

### Περιγραφή:

Small, friendly town in the Orb valley, with primary and secondary schools, cafes, restaurants and supermarkets, 30 minutes from Beziers, 10 minutes from Lake Salagou and 45 minutes from the beaches.

Charming 1920s house, completely and carefully renovated, where modern comfort blends harmoniously with the authentic charm of the old. With 148 m2 of living space, it offers 3 spacious bedrooms and 2 elegant shower rooms, all built on a 422 m2 plot. Located in the heart of town, just a few steps from shops, cafes, restaurants, medical centres and other amenities, this house perfectly combines practicality and lifestyle. The recent renovation has preserved the original character while incorporating high-quality features. You will enjoy a pleasant terrace with lovely views, a private swimming pool and an easy-to-maintain garden. A rare address, combining authenticity, comfort and an ideal location.

Garden level = 35 m2 garage (suitable for a small car or renovation work) + 2 cellars measuring 15 m2 and 17 m2.



Street level = 8 m2 entrance hall + 32 m2 living room with access to the terrace + 16 m2 fitted kitchen with access to the terrace (wall and base units, hob, electric oven, refrigerator, dishwasher) + 17 m2 dining room + 4 m2 shower room (shower, washbasin, WC) .

1st floor = 18 m2 hall/mezzanine + 3 bedrooms measuring 13 m2, 14 m2 with dressing room and 15.6 m2 + 9.6 m2 bathroom (bath, washbasin, WC).

Outside = 30 m2 terrace with steps leading to the garden + swimming pool (5x3m) + carport + covered courtyard.

Miscellaneous = Reversible air conditioning in 2 bedrooms + mains gas central heating + estimated amount of annual energy consumption for standard use: 1891 Euros per year (including subscriptions) + property tax 1650 Euros + roof redone in 2010.

Price = 315.000 Euros (Charming and cosy)

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 : 75038

Property Size: 148 m2

Property Lot Size: 422 m2

Bedrooms: 3

Bathrooms: 2

Reference: BH315000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Κοινά

Κρεβατοκάμαρες: 3

Μπάνια: 2

Τελειωμένα τετραγωνικά 148 τ.μ



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πόδια:

Μέγεθος αυλής: 422 τ.μ

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Ναί

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.550.895

