



Character Stone Village House, Entirely Renovated, With 200 M2 Of Living Space Offering 4 Bedrooms, A Sunny Terrace And A Large Garage With Spa. A Must See



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 399,451.15

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Laurens
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	16/10/2025
Περιγραφή:	

A popular sought after AOC wine village with various shops (post office, cafe, restaurant, bakery, butchery, :) and primary school, located between the sea and the mountains with magnificent views, less than 10 minutes from all shops and Bedarieux, 25 minutes from Beziers and the motorway, and 35 minutes from the beaches.

Character stone village house, entirely renovated to a very high standard over the past year, with 200 m2 of living space. The house offers a modern open-plan lounge and dining area, a new and well equipped kitchen giving on a 18 m2 sunny and private terrace, 4 bedrooms, 2 bathrooms (with potential for a 3rd) and a 32 m2 garage with storage and spa. A quality house with loads of charm, character, a spacious year round family home with excellent rental potential.

Ground = Entrance hall of 3 m2 with stairs to 1st floor + access to the garage of 32 m2 with spa 2 seats (potential to install a bathroom, all pipes in place) and great space for a small car or bicycles.



1st = Luminous brand new fitted kitchen (units, oven, hob, fridge) of 13 m2 with a storage cupboard and direct access to the terrace + west facing terrace of 18 m2, not overlooked, perfect for relaxing + hallway of 1.5 m2 + open lounge and dining area of 33 m2 with pointed stone walls, revealed beams and 2 large glass doors leading onto balconies, allowing for lots of natural light + master bedroom of 13.5 m2 with ensuite of 5.2 m2 (Italian shower, sink) and dressing room + separate WC of 1.5 m2.

2st = Bedroom of 13.50 m2 + bedroom of 10.4 m2 + shower room of 12 m2 (shower, wc, basin) + bedroom of 24 m2 + games room/bedroom of 21 m2 + hallway of 8 m2.

Sundry = Reversible air conditioning + entirely renovated since 2023 + double glazed windows throughout + electric shutters + completely insulated including exterior walls + new roof, electrics and plumbing + furniture negotiable + mains water and sewage + estimated amount of annual energy consumption for standard use: between 1340 Euros and 1850 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax 884 Euros + high speed internet available + good potential for rental income.

Price = 345.600 Euros (An absolute must see !)

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 : 75702

Property Size: 200 m2

Bedrooms: 4

Bathrooms: 2

Reference: FB345600E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

Κοινά

Κρεβατοκάμαρες: 4

Μπάνια: 2

Τελειωμένα τετραγωνικά 200 τ.μ

πόδια:



IMLIX

IMLIX αγορά ακινήτων
<https://www.imlix.com/el/>

Room details

Indoor Features:

Fitted kitchen

Lease terms

Date Available:

Contact information

IMLIX ID:

IX7.713.568

