



## Former Winegrower's House With Great Potential For Rental Or Conversion Into A Large Family Home.



### 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:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 260,559.21

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	02/03/2026
Περιγραφή:	

Village with all amenities, bar, restaurants, grocery store, pizzeria, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the Orb river.

In the heart of the village, discover this beautiful winegrower's house currently divided into two independent flats: a duplex with a private courtyard and a flat on the second floor with its own courtyard on the ground floor. Part of the ground floor is fitted out as commercial premises, offering a great rental opportunity or the possibility of a business project. Above all, this property offers superb potential for conversion: by combining the two courtyards, it could become a magnificent family home with 5/6 bedrooms, two bathrooms and a large living room with an open-plan kitchen opening onto a large, convivial courtyard. Generous volumes, old-world character and multiple layout possibilities: an ideal property for a family project or a heritage investment. Why not make this your next project?

Ground = Entrance hall of approximately 20 m<sup>2</sup> + room of 17.24 m<sup>2</sup> with washbasin/storage and large window with protective grille + separate WC with washbasin of 1.83 m<sup>2</sup> + equipped summer kitchen (apartment B) of 7 m<sup>2</sup> (wall and base units, sink, refrigerator, mini-oven, washing machine) with access to a lovely private courtyard of 13 m<sup>2</sup> + fitted kitchen (duplex A) of 11.5 m<sup>2</sup> (wall and base units,



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electric oven, refrigerator, hob, dishwasher) with access to a courtyard of 8.5 m<sup>2</sup>.

1st (Duplex A) = Access via 9.8 m<sup>2</sup> office/mezzanine + 9.2 m<sup>2</sup> living room with balcony + 1.8 m<sup>2</sup> hall + 9.8 m<sup>2</sup> bedroom with balcony + 3 m<sup>2</sup> bathroom (toilet, walk-in shower, washbasin) + separate staircase.

2nd (apartment B) = 3.6 m<sup>2</sup> entrance hall + 22 m<sup>2</sup> living room/fitted kitchen (wall and base units, cooker, fridge/freezer, sink) with French windows and balconies + 10.9 m<sup>2</sup> bedroom with dressing room + 9.1 m<sup>2</sup> bedroom with built-in wardrobe.

Miscellaneous = Property tax of approximately 1200 Euros + estimated amount of annual energy consumption for standard use: between 1178 Euros and 1594 Euros (apartment) and 1601 Euros and 2167 (duplex) per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + good location + double glazing and electric heating + it may be possible to rent the premises for 350 Euros/month and the flats for 600 Euros and 620 Euros, which would correspond to a very attractive rental yield of 8.4% + mains water (sub-meters) + building insurance 465 Euros + no management fees + mains electricity (independent meters) + roof in good condition + reversible air conditioning, new electricity and soundproofing in the shop + possibility of purchasing a 150 m<sup>2</sup> garage for an additional 25.000 Euros.

Price = 225.500 Euros (Large village house with great potential at a reasonable price!)

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](http://georisques.gouv.fr)

Property Id : 80683  
Property Size: 135 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 2  
Reference: SGF225500E

### Other Features

Courtyard  
Immediately Habitable  
Latest properties  
Outside space  
Rental Potential

Κατάσταση: Good

### Κοινά

Κρεβατοκάμαρες: 5  
Μπάνια: 2



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Τελειωμένα τετραγωνικά  
πόδια: 135 τ.μ

### Room details

Indoor Features: Fitted kitchen

### Utility details

Heating: Ναί

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.229.802

