



A House With Medieval Character, Offering 165 M2 Of Living Space And A Superb Terrace With Views.



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: | https://realestateoccitane.com |

Στοιχεία καταχώρησης

| | |
|--------------|----------------|
| Ακίνητο για: | Πώληση |
| Τιμή: | USD 264,034.82 |

Τοποθεσία

| | |
|------------------------|------------|
| Χώρα: | France |
| Νομός/Περιοχή/Επαρχία: | Occitanie |
| Ταχυδρομικός κωδικός: | 34490 |
| Δημοσιεύθηκε: | 19/03/2026 |

Περιγραφή:

A medieval village with all amenities, cafes, primary and secondary schools, 15 minutes from Beziers, 25 minutes from the motorway, and 25 minutes from the beaches.

A village house full of character, dating from the medieval period, offering approximately 165 m2 of living space spread over 4 levels. It comprises 3 bedrooms and captivates with its unique charm and authenticity. You will also enjoy a magnificent 25 m2 roof terrace, ideal for relaxing, with superb panoramic views. A rare property thanks to its historic charm!

Ground = 6 m2 entrance hall with stone sink + toilet and shower + 40 m2 vaulted living room.

Half = 8 m2 study/bedroom.

1st = 3 m2 hall + 42.5 m2 dining/living room + 10.5 m2 fitted kitchen (wall and base units, cooker, extractor hood, dishwasher, fridge) + 3 m2 hall with access to the rear alleyway.

2nd = 8 m2 hall + 2 bedrooms (13.5 m2 and 24 m2) + 9 m2 bathroom (bath, washbasin, toilet).



3rd = 25 m2 terrace.

Miscellaneous = Reversible air conditioning, fireplace and electric heating + double glazing + estimated amount of annual energy consumption for standard use: between 1872 Euros and 2532 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual council tax of approximately 1249 Euros + the house can be sold furnished.

Price = 225.000 Euros (Unique and full of character!)

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 : 81837
Property Size: 165 m2
Bedrooms: 3
Bathrooms: 2
Reference: M225000E

Other Features

Immediately Habitable
Latest properties
Outside space
Rental Potential
Terrace

Κοινά

| | |
|-------------------------------|---------|
| Κρεβατοκάμαρες: | 3 |
| Μπάνια: | 2 |
| Τελειωμένα τετραγωνικά πόδια: | 165 τ.μ |

Room details

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|------------------|----------------|
| Indoor Features: | Fitted kitchen |
|------------------|----------------|

Utility details

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|----------|-----|
| Heating: | Ναί |
|----------|-----|

Rental details

| | |
|------------|-----|
| Furnished: | Ναί |
|------------|-----|



Lease terms

Date Available:

Contact information

IMLIX ID:

IX8.294.389

