



## Charming Stone Village House With 3 Bedrooms, Garage And Delightful Courtyard, In A Sought-After Riverside Village.



### 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 264,683.96

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	34600
Δημοσιεύθηκε:	30/04/2026

### Περιγραφή:

A beautiful and picturesque village located in the heart of the Haut-Languedoc Regional Natural Park, with the Orb river flowing through it, several restaurants and cafes. Ideally situated just 5 minutes from Herepian, 10 minutes from Bedarieux (a fully serviced town with a train station) and only 45 minutes from the beaches.

Charming stone village house, offering a living space of 150 m<sup>2</sup>, comprising 3 bedrooms, a living room, a spacious kitchen, an attractive mezzanine area, a large bathroom, several cellars, a garage and a delightful courtyard. This property will appeal to lovers of stone and authenticity! In the very heart of a picturesque riverside village, offering superb walks within the regional natural park.

Ground = Entrance hall of 1.99 m<sup>2</sup> + 2 large cellars of 26 m<sup>2</sup> and 35 m<sup>2</sup> with doors to the outside + garage of 20 m<sup>2</sup> accommodating one car.

1st = Landing of 1.63 m<sup>2</sup> + beautiful fitted kitchen of 29 m<sup>2</sup> (upper and lower cabinets, double sink,



electric oven, electric hob, extractor hood) + living room of 21.92 m<sup>2</sup> with fireplace insert and door opening onto the courtyard of about 10 m<sup>2</sup> + WC of 2.76 m<sup>2</sup> with washbasin and laundry area + bedroom of 15 m<sup>2</sup> + bathroom of 13.40 m<sup>2</sup> (double vanity unit, corner bathtub, shower, heated towel rail).

2nd = Large mezzanine of 35 m<sup>2</sup> suitable as an office/library or lounge + hall of 1 m<sup>2</sup> + bedroom of 18 m<sup>2</sup> + bedroom of 13 m<sup>2</sup>.

Miscellaneous = Partial double glazing + tiled and wooden parquet flooring + central oil-fired heating and fireplace insert + roof in good condition + mains drainage + estimated amount of annual energy consumption for standard use: between 1352 Euros and 1830 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of approximately 970 Euros.

Price = 225.000 Euros (So charming! Excellent potential for summer rentals!)

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 : 84045  
Property Size: 150 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 1  
Reference: VH235000EE

## Other Features

Courtyard  
Immediately Habitable  
Latest properties  
Outside space  
Private parking/Garage  
Rental Potential

Κατάσταση: Good

## Κοινά

Κρεβατοκάμαρες: 3  
Μπάνια: 1  
Τελειωμένα τετραγωνικά πόδια: 150 τ.μ

## Room details



Indoor Features:

Fitted kitchen

## Utility details

Heating:

Ναί

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX8.412.342

