



An Imposing Maison De Maitre From The 18th Century, Entirely Renovated, Offering 5 Bedrooms, Stone Outbuilding, Pool, Garden And Magnificent 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
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Languages:	English, French
Site:	https://realestateoccitane.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 513,000

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	34240
Δημοσιεύθηκε:	28/04/2026

Περιγραφή:

A pleasant and dynamic spa town (with all amenities and several clinics), located just 5 minutes from Herepian, 10 minutes from Colombieres-sur-Orb (a charming village within the Haut-Languedoc Regional Natural Park, offering superb hiking opportunities) and 35 minutes from Beziers.

An imposing maison de Maitre dating from the 18th century, fully renovated. This elegant property with 205 m2 of living space offers a spacious living room, a fully equipped open-plan kitchen with dining area, a utility room, generous hallways, 5 bedrooms (including a master suite) and 3 bath/shower rooms. In addition, there is a stone outbuilding featuring a large 85 m2 garage on the ground floor, as well as a terrace with a swimming pool on the 1st floor, enjoying magnificent views. All set on a 750 m2 plot with a beautiful garden to the front of the house, in a quiet and private setting with its own access road.

Ground = Spacious entrance hall of 16.83 m2 + WC of 1.89 m2 with washbasin + fully equipped open-plan kitchen and dining area of 30.58 m2 (central island, fridge, electric oven, microwave, extractor hood, induction hob, dishwasher, sink, upper and lower cupboards) and access to the outside + large



living room of 30.03 m² + utility room of 6.95 m² with sink and external access.

Half-level = Storage cupboard of 3 m².

1st = Large landing of 16.86 m² with balcony + shower room of 4.78 m² (walk-in shower, WC, vanity unit, heated towel rail) + master suite of 23 m² with a bedroom of 15.17 m² (with balcony), a 3 m² dressing area, and an en-suite bathroom of 4.47 m² (bathtub, vanity unit, WC) + bedroom of 15.30 m² with balcony + bedroom of 15.35 m².

2nd = Landing of 3.86 m² + large bedroom of 25 m² + bathroom of 5.86 m² (bathtub, shower, WC, washbasin) + large bedroom of 25 m².

Exterior = Superb 665 m² garden to the front of the house + stone outbuilding with a large 85 m² garage and a terrace with swimming pool (6x3m) with new liner, salt system, south-facing + private access road.

Additional features = Partial double glazing + gas central heating + tiled floors and attractive original terracotta tiles + high ceilings exceeding 3m + renovated plumbing + roof in good condition + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 3493 Euros and 4725 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of approximately 2500 Euros.

Price = 513.000 Euros (Ideal as a family home or for creating a BnB business !)

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 : 83797

Property Size: 205 m²

Property Lot Size: 750 m²

Bedrooms: 5

Bathrooms: 3

Reference: LL513000E

Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace



With Land/Garden

Κατάσταση: Good

Κοινά

Κρεβατοκάμαρες: 5
Μπάνια: 3
Τελειωμένα τετραγωνικά
πόδια: 205 τ.μ
Μέγεθος αυλής: 750 τ.μ

Utility details

Heating: Ναί

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.412.347

