



Rare Property Offering A Magnificent Manor House And A Stone Cottage On A Plot Of 793 M2 With Outbuilding And Pool. An Outstanding Opportunity



Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
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Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 760,661.63

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	34240
Δημοσιεύθηκε:	29/04/2026

Περιγραφή:

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

Rare! A property complex comprising two dwellings: a magnificent manor house (dating from the 18th century), fully renovated! This elegant residence offers 205 m2 of living space and comprises a large lounge, a fully equipped open-plan kitchen with dining area, a utility room, spacious halls, 5 bedrooms (including a master suite), and 3 bathrooms/shower rooms. In addition, there is a stone outbuilding featuring a large 85 m2 garage on the ground floor, with a terrace on the first floor and a swimming pool enjoying stunning views. Also included is a charming stone house sold fully furnished, currently operated as a seasonal rental, with its own bilingual website, 4-star rating, and a loyal client base! - an excellent business opportunity! This house has been fully renovated, offering both comfort and character. It provides 56 m2 of living space over 2 levels, including a living area with a fully equipped open-plan kitchen, 2 bedrooms, a shower room and a pleasant private terrace at the front. A total plot of 793 m2



including land and buildings, set in a quiet and private environment with its own access road.

Manor House (205 m²)

Ground = Spacious entrance hall of 16.83 m² + WC of 1.89 m² with hand basin + fully equipped open-plan kitchen with dining area of 30.58 m² (central island, fridge, electric oven, microwave, extractor hood, induction hob, dishwasher, sink, wall and base units) and access to the outside) + large lounge of 30.03 m² + utility room of 6.95 m² with sink and external access.

Half level = Large storage cupboard of 3 m².

1st = Large hall 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 (balcony), a dressing area of 3 m², 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.

Stone house (56 m²)

Ground = Living area (with access to terrace) with fully equipped open-plan kitchen of 25 m² (wall and base units, sink, induction hob, extractor hood, electric oven, microwave, dishwasher, washing machine, fridge) + hallway of 1.62 m² + WC of 1.16 m² + under-stair cupboard with hot water tank.

1st = Landing of 2.76 m² + bedroom of 9.48 m² with cupboard + shower room of 4 m² (walk-in shower, vanity unit, WC, heated towel rail) + bedroom of 12.28 m².

Exterior= Pleasant private terrace of approximately 15 m² for the gite + superb garden in front of the manor house of 665 m² + stone outbuilding with large 85 m² garage and terrace with swimming pool on the first floor + 6x3m saltwater swimming pool with new liner, south-facing + private driveway.

Additional Features = Fully renovated + reversible air conditioning (gite) + tiled flooring on ground floor and wooden flooring on first floor (gite) + electric roller shutters (gite) + double glazing (gite) + connected to mains drainage + established seasonal rental activity with 4-star rating (gite) + partial double glazing (main house) + gas central heating (main house) + tiled floors and traditional terracotta tiles (main house) + high ceilings over 3m (main house) + updated plumbing + roof in good condition + connected to mains drainage + annual property tax of approximately 3562 Euros for both houses + estimated amount of annual energy consumption for standard use: between 3493 Euros and 4725 Euros per year (main house) and between 604 Euros and 816 Euros (cottage). Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions).

Price = 653.400 Euros (An outstanding opportunity!)

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 : 83853
Property Size: 261 m²
Property Lot Size: 793 m²
Bedrooms: 7
Bathrooms: 4
Reference: LL653400E

Other Features

Immediately Habitable
Latest properties
Outside space
Prestige
Private parking/Garage
Rental Potential
Swimming Pool
Terrace
With Land/Garden

Κατάσταση: Good

Κοινά

Κρεβατοκάμαρες: 7
Μπάνια: 4
Τελειωμένα τετραγωνικά πόδια: 261 τ.μ
Μέγεθος αυλής: 793 τ.μ

Utility details

Heating: Ναι

Building details

Outdoor Amenities: Pool

Rental details

Furnished: Ναι

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.412.350



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