



## Charming Character House With 140 M2 Of Living Space, Annexe And Garden With Swimming Pool And 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:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 265,736.25

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Fouzilhon
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	06/05/2026

### Περιγραφή:

Medieval fortified village with bar/grocery and street shops (fish, pizza and butcher once a week), local producers' food co-op, thriving theatre and music venue. Primary school, 5 minutes from Magalas, 20 minutes from Beziers, 20 minutes from Pezenas and 25 minutes from the beaches.

A house steeped in history with a cellar, during a longtime the home of a family of winegrowers, offering 140 m2 of living space with 5 bedrooms and 2 bathrooms. Opposite and higher than the house is a garden with magnificent views over the surrounding countryside, complete with a large above-ground swimming pool in excellent condition, sun deck and dining terrace. A small annex, in need of renovation, completes the property. The house is in need of modernisation, both decoratively and technically, including the installation of a more efficient heating system and glazing that meets current standards. Situated in a charming medieval village, just 5 minutes from a market town with all amenities. An ideal location for a family residence or holiday home in the heart of the south. Successful rental holiday record over the past twenty summers.

Basement = Cellar.



Ground = Entrance into 35 m<sup>2</sup> living room/kitchen with storage cupboard and laundry area + 3 m<sup>2</sup> hall + WC + 12 m<sup>2</sup> bedroom + 3 m<sup>2</sup> shower room (washbasin, shower) + 13.5 m<sup>2</sup> bedroom.

1st = 15 m<sup>2</sup> hall + 25 m<sup>2</sup> bedroom or living room + 6 m<sup>2</sup> bathroom (bath, bidet, WC, washbasin) + 13.5 m<sup>2</sup> bedroom + 13.5 m<sup>2</sup> bedroom with balcony and superb views.

Exterior = Plot of 390 m<sup>2</sup> in front of the house with private parking, above-ground swimming pool, stone shed and terrace with magnificent views + small plot to the side of the house of 75 m<sup>2</sup> with small stone ruin (approximately 15 m<sup>2</sup>).

Miscellaneous = Single glazing + need for better heating system + possibility of negotiating some furniture + estimated amount of annual energy consumption for standard use: between 2989 Euros and 4043 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + 870 Euros property tax + need for refurbishment + tons of character and superb location.

Price = 229.000 Euros (Atypical and charming !)

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 : 84252

Property Size: 140 m<sup>2</sup>

Property Lot Size: 583 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Reference: FL259000EEE

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Κατάσταση: Excellent

## Κοινά

Κρεβατοκάμαρες: 5



---

Μπάνια: 2  
Τελειωμένα τετραγωνικά  
πόδια: 140 τ.μ  
Μέγεθος αυλής: 583 τ.μ

### Utility details

Heating: Ναί

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.448.503

