



Beautiful Stone Buildings With Main House, Independent Studio, Cellars, Terraces And Pool A Very Charming Property



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 334,201.05

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	34490
Δημοσιεύθηκε:	11/05/2026

Περιγραφή:

Picturesque village with bar and bread delivery, located 10 minutes from Cessenon-sur-Orb, 30 minutes from Beziers and 40 minutes from the beach !

Beautiful stone buildings dating from the 17th century, composed of a main house of 98 m² offering 3 to 4 bedrooms, 2 bathrooms, a lounge, a living room with open kitchen opening onto to a marble-paved terrace and a private pool. There are also an independent 23 m² studio and three cellars, including a workshop and pool plant/pump room. The house is nestled in the natural park of Languedoc with views of the hills in the background ! Very charming !

Main house of 98 m²

Ground floor = Living room, 35 m², comprising a lounge/dining room and open kitchen (base and wall kitchen units, sink, electric oven and hob, micro wave, dish washer, fridge/freezer).

1st floor = Original staircase leading up to a 4.28 m² landing + 4.80 m² bathroom (bath/shower, sink,



WC) + 11.25 m2 bedroom+ 14.66 m2 bedroom.

2nd floor = 20 m2 room (sloping ceiling) which could be used as a lounge or a bedroom (timber floorboards and Juliet balcony) + 10 m2 bedroom with en suite shower room (3.69 m2) with shower, sink, WC.

Independent 23 m2 studio = Living area with kitchen (sink, electric hob, small fridge) + bedroom (nice exposed stone walls and beams) and en suite shower room (shower, sink, WC).

Cellars = 23 m2 workshop + 70 m2 vaulted cellar + pool plant/pumproom.

Outside = Large terrace (33 m2) in front of the main house and studio, with beautiful views of the hills + large pool area of about 60 m2 (9x4m, mosaic tiles, chlorinated, but with facility to be converted to salt electrolysis).

Extras = Sold fully furnished + wood burning stove + electric heating + terracotta tiled floors + timber floorboards + lots of character (exposed stone walls and beams) + double glazing + wooden shutters + on main sewage + estimated amount of annual energy consumption for standard use: between 1977 € and 2675 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1031 €.

Price = 288.000 € (A very charming property !)

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 : 84397

Property Size: 121 m2

Property Lot Size: 214 m2

Bedrooms: 5

Bathrooms: 3

Reference: SC307800EE

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Swimming Pool

Terrace



Κοινά

Κρεβατοκάμαρες:	5
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	121 τ.μ
Μέγεθος αυλής:	214 τ.μ

Utility details

Heating:	Ναί
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Building details

Outdoor Amenities:	Pool
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Rental details

Furnished:	Ναί
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.448.504
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