



## A Very Attractive Village House And Guest Cottage, Offering A Total Of 150 M2 Of Living Space, With A Courtyard And A French Terrace.



### Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
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Τύπος υπηρεσίας:	Selling a Property
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 256,826.94

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Argeliers
Ταχυδρομικός κωδικός:	11120
Δημοσιεύθηκε:	30/05/2026

### Περιγραφή:

The village has shops and restaurants, and is 10 minutes from Capestang and Bize Minervois, 25 minutes from Narbonne, 30 minutes from Beziers, and 35 minutes from the coast (Gruissan, St Pierre la Mer).

A beautiful, fully renovated village house, full of charm and character. It comprises a main residence of 103 m2 with three bedrooms, as well as a separate 47 m2 gite with two bedrooms. The gite benefits from its own small private terrace at the front, whilst the main house opens onto a pleasant sunny courtyard and a lovely open-plan terrace with lovely views over the village rooftops. A warm and cosy property, ideal as a large family home or for developing a holiday rental business to provide additional income. Situated in a pleasant village, just 10 minutes from Capestang, a few minutes' walk from the Canal du Midi and less than 30 minutes from Narbonne and Beziers.

### Main House

Ground = Entrance hall leading to a 16 m2 living room with a wood-burning stove + a 14 m2 kitchen



(wall and base units, cooker, extractor hood) opening onto a lovely L-shaped courtyard of 31 m<sup>2</sup> plus an additional 10 m<sup>2</sup> beyond the gate + a 2.8 m<sup>2</sup> pantry + a cellar/storage room (bicycles, scooters etc.) of 8.2 m<sup>2</sup> with access to the street.

1st = Hall (3.2 m<sup>2</sup>) + 2 bedrooms (14 m<sup>2</sup> and 14.8 m<sup>2</sup>) including one with access to a balcony + landing (4.6 m<sup>2</sup>) with access to the same balcony + bathroom (8.3 m<sup>2</sup>) (bath, washbasin, toilet).

2nd = Lounge or bedroom of 16 m<sup>2</sup> with access to an 8.9 m<sup>2</sup> study and a 14 m<sup>2</sup> terrace.

## Gite

Ground = Entrance via a small terrace of approximately 6 m<sup>2</sup> + living room/kitchen of 24 m<sup>2</sup> (sink, hob, extractor hood, washing machine, fridge) + access to the main house's terrace.

1st = 2.3 m<sup>2</sup> hallway + two bedrooms (10 m<sup>2</sup> and 8 m<sup>2</sup>) + 3 m<sup>2</sup> shower room (walk-in shower, toilet, washbasin).

Miscellaneous = Electric heating, reversible air conditioning on the 2nd floor and wood-burning stove + double glazing + option to purchase the gite fully furnished + council tax of 2100 Euros + located less than a 5-minute walk from shops + gite rented for between 50 Euros and 75 Euros per night (on average 120 nights per year = approximately 8000 Euros).

Price = 222.000 Euros (Charm, comfort and potential for seasonal income)

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 : 85750

Property Size: 150 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Reference: AB222000E

## Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

## Κοινά



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Κρεβατοκάμαρες:	5
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	150 τ.μ

### Utility details

Heating:	Ναί
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### Rental details

Furnished:	Ναί
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### Lease terms

Date Available:	
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### Contact information

IMLIX ID:	IX8.541.972
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