



## Charming 18th Century Village House, Entirely Renovated, With 2 Bedrooms And A Sunny Terrace.



### 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:	EUR 118,800

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Bédarieux
Ταχυδρομικός κωδικός:	34600
Δημοσιεύθηκε:	15/06/2026

### Περιγραφή:

A pleasant and dynamic village with all amenities, north of Beziers, only minutes from Lamalou les Bains for golf, 40 minutes from beaches and 40 minutes from Beziers, the airport and the A9 motorway.

In a quiet area in the historical quarter, a few steps to the village centre, charming 18th century village house, entirely renovated, with about 60 m<sup>2</sup> of living space over two floors, offering an open-plan lounge with dining area and kitchen, 2 bedrooms, shower room and a sunny south-facing terrace. A well maintained house, ideal turn-key second home or permanent residence.

Ground = Small private courtyard and cellar of 60 m<sup>2</sup> (ideal workshop or convert into studio).

1st = Entrance via the terrace of 14 m<sup>2</sup> + open plan kitchen and lounge with dining area of about 30 m<sup>2</sup>.

2nd = 2 bedrooms of 12 m<sup>2</sup> each + shower room of 6 m<sup>2</sup> (shower, sink, wc).

Sundry = Electric heating + insert Fireplace + entirely renovated + annual property tax of 547 Euros +



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furniture included + can be rented out for season rentals at around 550 Euros/week.

Price = 118.800 Euros ( Rare !)

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 : 86472  
Property Size: 60 m2  
Bedrooms: 2  
Bathrooms: 1  
Reference: HL118800E

### Other Features

Immediately Habitable  
Latest properties  
Outside space  
Rental Potential  
Terrace

### Κοινά

Κρεβατοκάμαρες:	2
Μπάνια:	1
Τελειωμένα τετραγωνικά πόδια:	60 τ.μ

### Utility details

Heating:	Ναί
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX8.590.813
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