



## A Large Stone House With 145 M2 Of Living Space In The Heart Of The Historic Centre, Featuring A Beautiful Courtyard And Tree-Lined Garden Of Almost 200 M2.



### 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 509,417.92 |

### Τοποθεσία

|                        |            |
|------------------------|------------|
| Χώρα:                  | France     |
| Νομός/Περιοχή/Επαρχία: | Occitanie  |
| Πόλη:                  | Pezenas    |
| Ταχυδρομικός κωδικός:  | 34120      |
| Δημοσιεύθηκε:          | 29/06/2026 |

### Περιγραφή:

A lively medieval town with a full range of shops, restaurants, a theatre and a large market, just 20 minutes from Beziers and 20 minutes from the beaches, with a full range of shops and restaurants.

Nestled in the heart of the medieval quarter, just a stone's throw from the pedestrian streets, shops and restaurants, this authentic stone house enjoys a prime location. Its main attraction: a lovely tree-lined courtyard of around 200 m2, a true haven of peace right in the town centre. The house offers 145 m2 of living space, including two bedrooms in the main part of the property and the potential to create a small self-contained flat on the ground floor. It requires general modernisation and some renovation work, giving you free rein to bring out all its charm and character. A rare find on the market, situated in a particularly sought-after town, ideal as a main residence, second home or investment property. An opportunity not to be missed !

Ground = 22 m2 utility room with sink and separate access from the street + 19 m2 en-suite bedroom



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with a 3 m<sup>2</sup> shower room (shower, washbasin, WC).

1st = 38 m<sup>2</sup> living room with stone fireplace and access to an 18 m<sup>2</sup> terrace overlooking the garden/courtyard + 11 m<sup>2</sup> unfitted kitchen with access to a WC with washbasin.

2nd = 2 m<sup>2</sup> hall + 2 bedrooms of 21.5 m<sup>2</sup> and 17 m<sup>2</sup>, both with access to a 9.4 m<sup>2</sup> bathroom (bath, bidet, toilet, washbasin).

Miscellaneous = Town gas central heating + 2 reversible air-conditioning units + annual property tax of 1566 Euros + estimated amount of annual energy consumption for standard use: between 1220 Euros and 1700 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + roof recently refurbished + right in the heart of the city but in a quiet side street + single glazing + modernisation required.

Price = 445.000 Euros (A rare opportunity with lovely outdoor space right in the city centre!)

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 : 87086

Property Size: 145 m<sup>2</sup>

Property Lot Size: 318 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 3

Reference: P445000E

## Other Features

Courtyard

Latest properties

Outside space

Prestige

Renovation required

Rental Potential

Terrace

With Land/Garden

## Κοινά

Κρεβατοκάμαρες: 3

Μπάνια: 3

Τελειωμένα τετραγωνικά 145 τ.μ

πόδια:



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Μέγεθος αυλής: 318 τ.μ

### Room details

Indoor Features: Fitted kitchen

### Utility details

Heating: Ναί

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.655.307

