



Delightful Character Stone House With 145 M2 Of Living Space Offering 3 Bedrooms, Workshop, Large Garage, Patio And South-Facing 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:	https://realestateoccitane.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 172,474.4

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Olonzac
Ταχυδρομικός κωδικός:	34210
Δημοσιεύθηκε:	07/07/2026

Περιγραφή:

Charming village with local amenities (grocery shop, cafe, restaurant, :), located just 5 minutes from Olonzac (a lively village offering all amenities and a weekly market), 15 minutes from Lake Jouarres and only 50 minutes from the Mediterranean beaches !

Delightful character stone house with 145 m2 of living space, full of charm and authenticity, offering a welcoming lounge, an open-plan kitchen with dining area, 3 bedrooms, a shower room, a versatile room offering endless possibilities, a workshop, a large garage, an outdoor patio, a former barn and a superb 30 m2 south-facing terrace. Situated in a peaceful and highly attractive setting.

Ground = Spacious entrance room of 21.78 m2 featuring an original fireplace + large garage of 60 m2 + workshop of 25 m2 + patio of approximately 10 m2 + former barn of 20m2 (excellent potential).

1st = Hall of 4.13 m2 + bedroom of 10.32 m2 + lounge of 25 m2 + open-plan kitchen with dining area of



23 m2 (fitted with wall and base units, double sink, gas cooker, dishwasher, microwave), featuring a wood-burning stove and direct access to the south-facing terrace of 30 m2 + hallway of 1.65 m2 + separate WC of 1.75 m2 with washbasin + shower room of 5.97 m2 (shower, vanity unit).

2nd = Bedroom of 15 m2 (with sloping ceiling).

2nd bis = Bedroom of 13 m2 + spacious room of 25 m2 with mezzanine (to be finished suiting your needs).

Additional = Wood-burning stove + beautiful original terracotta floor tiles + exposed stone walls + single glazing + wooden shutters + roof in good condition + possibility to negotiate the purchase of the furniture + connected to the mains drainage system + estimated amount of annual energy consumption for standard use: between 3760 Euros and 5130 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 553 Euros.

Price = 151.200 Euros (Absolutely full of charm!)

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 : 88332

Property Size: 145 m2

Bedrooms: 3

Bathrooms: 1

Reference: CO151200E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

Κατάσταση: Good

Κοινά

Κρεβατοκάμαρες: 3

Μπάνια: 1

Τελειωμένα τετραγωνικά 145 τ.μ

πόδια:



IMLIX

IMLIX αγορά ακινήτων
<https://www.imlix.com/el/>

Lease terms

Date Available:

Contact information

IMLIX ID:

IX8.682.801

