



A Beautiful, Fully Renovated Village House With 4 Bedrooms Set On 306 M2 Of Land With A Swimming Pool.



Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
Όνομα εταιρείας:	Freddy Rueda Sarl
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Site:	https://realestateoccitane.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 399,000

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Bassan
Ταχυδρομικός κωδικός:	34290
Δημοσιεύθηκε:	08/07/2026

Περιγραφή:

The village has a bakery, bar/restaurant, grocery shop and chemist's, and is 10 minutes from Beziers and 20 minutes from the beaches.

In the heart of the village, in a charming, quiet cul-de-sac, discover this beautiful, fully renovated village house, combining old-world charm with modern comfort. With approximately 170 m2 of living space, it offers spacious rooms with four bedrooms and two bathrooms, ideal for a family or for entertaining guests. Outside, you'll enjoy a 306 m2 plot, perfectly landscaped and low-maintenance, facing due south. A lovely outdoor kitchen and a swimming pool complete this welcoming living space. A turnkey property, perfectly situated, offering a peaceful living environment whilst being just a stone's throw from the village's amenities.

Ground = Entrance into a 26 m2 living room/kitchen with a fireplace (built-in cupboards, hob, sink, fridge, extractor hood, oven) with glazed doors opening onto the garden/swimming pool + a 3 m2 pantry



+ a 57 m2 lounge with glazed doors opening onto the garden/swimming pool and an open-hearth fireplace + a WC + a 12 m2 hall/study + a 9 m2 utility room.

1st A = Hall/corridor of 4.3 m2 + 2 bedrooms of 13 m2 and 10.5 m2 + shower room of 4.4 m2 (shower, washbasin) and access to a bedroom of 8 m2.

1st B = 23.5 m2 en-suite bedroom with bathroom (shower, bath, washbasin, WC).

Outside = Beautiful 6x3 m swimming pool with salt filtration system + very attractive outdoor kitchen with built-in units and a sink + storage space + electric gate.

Miscellaneous = Property tax of 2070 Euros + house in excellent condition + estimated amount of annual energy consumption for standard use: between 1924 Euros and 2602 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + mains gas central heating and reversible air conditioning upstairs + double glazing + electric/solar-powered roller shutters + water softener.

Price = 399.000 Euros (Attractive, comfortable house in a lovely location)

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 : 88389

Property Size: 170 m2

Property Lot Size: 306 m2

Bedrooms: 4

Bathrooms: 2

Reference: BB399000E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Κατάσταση:

Excellent



Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	170 τ.μ
Μέγεθος αυλής:	306 τ.μ

Utility details

Heating:	Ναί
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID: IX8.709.374

