



A Very Pretty Stone House With 110 M2 Of Living Space, A 50 M2 Terrace And Views.



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:	USD 201,474.29

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Minerve
Ταχυδρομικός κωδικός:	34210
Δημοσιεύθηκε:	24/07/2026

Περιγραφή:

A charming village renowned for its wine, with a restaurant, grocery shop, chemist's, tobacconist and newsagent, 35 minutes from Beziers, 25 minutes from Narbonne, 45 minutes from Beziers Airport and 40 minutes from Carcassonne, 10 minutes from Capetang and 40 minutes from the beaches.

This superb stone house has retained its character whilst benefiting from a high-quality, comprehensive renovation. You'll be immediately charmed by its magnificent, light-filled living area of nearly 50 m2, as well as its brand-new kitchen, which opens onto a spacious 50 m2 terrace offering a lovely unobstructed view of the vineyards. Set in the heart of a charming village renowned for the quality of its wines, this house, with 110 m2 of living space and one bedroom (with the option of additional sleeping space in the 50 m2 living area), makes an ideal holiday home, a first property purchase or the perfect nest for a young couple. All that's left to do is move in!

Ground = Entrance hall leading to a 50 m2 living room + a 43.8 m2 pantry + a 5.8 m2 toilet with washbasin and washing machine connection (potential to install a shower).



1st = 19.6 m2 fitted kitchen (hob, built-in units, fridge, sink) opening onto a 50 m2 terrace with built-in barbecue and views.

2nd = 3 m2 hallway + 9 m2 shower room (2 washbasins, walk-in shower, WC) + 11.3 m2 bedroom with fitted wardrobe and ceiling fan.

Miscellaneous = Reversible air conditioning in the bedroom + electric underfloor heating on the ground floor and first floor + property tax of 737 Euros + estimated amount of annual energy consumption for standard use: between 1200 Euros and 1690 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + superb renovation.

Price = 175.000 Euros (Very charming!)

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 Geo-risks website: georisques.gouv.fr

Property Id : 89244

Property Size: 110 m2

Bedrooms: 1

Bathrooms: 1

Reference: LM175000E

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Κοινά

Κρεβατοκάμαρες: 1

Μπάνια: 1

Τελειωμένα τετραγωνικά
πόδια: 110 τ.μ

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Ναί



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Date Available:

Contact information

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IX8.740.941

