



## Beautiful Character House With 166 M2 Of Living Space In The Heart Of A Charming Village.



### Info Agente

Nombre:	Freddy Rueda
Nombre empresa:	Freddy Rueda Sarl
País:	Francia
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (467) 363-428
Languages:	English, French
Sitio web:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 251,843.89

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Código postal:	34490
Publicado:	05/05/2025

### Descripción:

Village with bakery, bar/restaurant, greengrocer, 10 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.

A charming former bakery, this authentic house offers 166 m2 of living space on three levels, and features a superb bread oven, period cement tiles, exposed beams and stone walls. It offers 4 to 5 bedrooms, a spacious living area and great potential for conversion. Possibility of creating a roof terrace to enjoy the outdoors in total privacy. A lovely property, not to be missed!

Ground = Entrance into 42 m2 living room/kitchen with fireplace (cupboards, hob, sink, fridge) + old stone bread oven used for storage.

1st = 7 m2 hall + 3 bedrooms of 11.5 m2, 13 m2 and 7 m2 + 4 m2 laundry room with WC, washbasin et washing machine area + 8 m2 bathroom (bath, shower, washbasin, WC).

2nd = 9.4 m2 bedroom + 37 m2 living room with 7 m2 kitchenette + 2.5 m2 shower room (shower, basin, WC) + 18.6 m2 mezzanine bedroom with storage area.



Miscellaneous = Annual property tax of 1158 Euros + house in very good condition + electric heating + possibility of creating a roof terrace on the 2nd floor in compliance with town-planning regulations.

Price = 225.000 Euros (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 Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 68237

Property Size: 166 m<sup>2</sup>

Property Lot Size: 91 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Reference: CM225000E

## Other Features

Immediately Habitable

Latest properties

Rental Potential

Condición: Very Good

## Común

Dormitorios: 5

Baños: 2

## Utility details

Heating: Sí

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.896.361



# IMLIX

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