



4 room, 88m2 House for sale in Lignan sur orb - 265 000

€ *



Info Agente

Nombre:	Patrick Gibbins
Nombre empresa:	Artaxa Immo Sarl
País:	Francia
Experiencia since:	2008
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	
Languages:	French
Sitio web:	

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 309,665.41

Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Código postal:	34490
Publicado:	24/07/2025

Descripción:

For Sale - Move-In Ready Home Just 5 km from Downtown Beziers!

Peaceful Neighborhood - Close to Amenities

Looking for peace and quiet without giving up city convenience? Discover this charming single-story home, perfectly located in a calm residential area just 5 minutes from the heart of Beziers.

Property Highlights:

- * 241 m2 plot with a 24 m2 tiled terrace - ideal for outdoor dining and relaxing.
- * Bright 35 m2 living area with a fully equipped open kitchen, modern and welcoming.
- * 3 bedrooms (10 m2, 9 m2, 9 m2), two of which feature built-in wardrobes.
- * Renovated shower room (2024) with large storage and modern walk-in shower.



* Separate wall-mounted WC.

* 15 m2 garage with mezzanine for extra storage space.

Comfort & Features:

* Ducted heat pump system + electric radiators for optimal year-round comfort.

* PVC double-glazed windows with manual roller shutters.

* Solar panels installed in 2024 - great for reducing energy bills!

* 2024 Property tax: only €1,000

What We Love:

No work needed - this home is 100% move-in ready!

Ideal for a young couple, small family, or as a low-maintenance second home close to the coast and countryside.

Don't miss out - schedule a viewing today!

This rare gem won't stay on the market for long.

About Lignan-sur-Orb

Located just outside Beziers, Lignan-sur-Orb is a charming and peaceful village known for its green surroundings and high quality of life. Nestled along the Orb River, it offers the perfect balance between tranquility and convenience.

With local shops, schools, and sports and cultural facilities, Lignan-sur-Orb provides everything needed for comfortable family living. Only 5 km from the heart of Beziers, it allows residents to enjoy all the benefits of city life while living in a calm, semi-rural setting.

Its friendly atmosphere, natural landscapes, cycling paths, and riverside walks make it a highly sought-after area—ideal for families, retirees, or professionals looking for a serene environment close to town.

Information on the risks to which this property is exposed is available on the website Georisques

Our Fee Schedule

* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities



before you commit.

Común

Dormitorios:	3
Pies cuadrados terminados:	88 m2
Tamaño del lote:	241 m2

Room details

Total rooms:	4
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Lease terms

Date Available:

Contact information

IMLIX ID: IX7.351.582

