



Atypical Village House With 60 M2 Of Living Space In Need Of Modernisation, Close To The River Beaches.



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
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Languages:	English, French
Sitio web:	https://realestateoccitane.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 80,980.43

Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Código postal:	34460
Publicado:	11/08/2025

Descripción:

A lively village on the banks of the Orb river with all amenities, cafes and restaurants, 30 minutes from Beziers and the motorways, as well as the beaches.

Located in a peaceful and authentic setting, this pretty village house offers great potential after renovation. It has 3 floors and offers approximately 60 m2 of living space, including 2 bedrooms. Ideal as a holiday home or for seasonal rentals, it is just a stone's throw from the river beaches, a perfect location for nature lovers and swimmers.

Ground = 5 m2 entrance hall + WC + 2 m2 shower room (shower, washbasin) + 10 m2 cellar opening onto a small 3.5 m2 courtyard.

1st = 13 m2 kitchen with wood-burning stove, opening onto a 15 m2 living room.

2nd = 10 m2 bedroom with access to another 15 m2 bedroom.

Miscellaneous = Electric heating + single glazing + property tax of 707 Euros + ideal for seasonal rentals



+ modernisation work required.

Price = 69.300 Euros (Nice little project !)

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 : 73416

Property Size: 60 m2

Bedrooms: 2

Bathrooms: 1

Reference: C69300E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Renovation required

Rental Potential

Común

Dormitorios: 2

Baños: 1

Pies cuadrados terminados: 60 m2

Utility details

Heating: Sí

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.431.376



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