



Very Pretty Stone House With 95 M2 Of Living Space, Terrace With Views, Courtyard And Swimming Pool.



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:	https://realestateoccitane.com

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 432,646.91

Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Laurens
Código postal:	34480
Publicado:	21/08/2025

Descripción:

Village with all amenities (grocery store, bakery, pizzeria, newsagent, post office), 2 bars/restaurants, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the Orb river.

Charming stone winegrower's house in excellent condition offering 95 m2 of living space, comprising 3 bedrooms, 2 bathrooms (plus one outside), and a superb 30 m2 terrace with unobstructed views. You will also appreciate a large garage of approximately 65 m2 and a pleasant 160 m2 courtyard with swimming pool. A cosy and comfortable property, ideal as a year-round home or a charming second home. A must-see!

Ground = Garage of approximately 65 m2 with access to the courtyard + 18 m2 room to renovate with independent access to the street (possibility of creating a studio) + 160 m2 courtyard with swimming pool + laundry room with shower and WC + pool equipment room.

First = 5 m2 hall + 43 m2 living room/lounge/kitchen (sink, refrigerator, oven, gas hob, dishwasher) with access to a 30 m2 terrace + 3 m2 hall + 2 bedrooms of 12.5 m2 and 11 m2 + 4 m2 shower room (shower,



WC, washbasin) + 15 m2 en-suite bedroom with 3 m2 shower room (shower, washbasin, WC).

Outside = 30 m2 terrace with lovely unobstructed views and access via stairs to the 160 m2 courtyard with swimming pool (8x4m, chlorine).

Miscellaneous = Reversible air conditioning and wood-burning stove in the living room + electric heaters in the bedrooms + single glazing + estimated amount of annual energy consumption for standard use: between 1674 Euros and 2266 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax of 1500 Euros + possibility to negotiate certain items of furniture.

Price = 369.900 Euros (Charming and cosy house in the heart of the village)

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 : 74089

Property Size: 95 m2

Property Lot Size: 362 m2

Bedrooms: 3

Bathrooms: 2

Reference: SAL369900E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Condición: Excellent

Común

Dormitorios: 3

Baños: 2

Pies cuadrados terminados: 95 m2

Tamaño del lote: 362 m2



Building details

Outdoor Amenities:

Pool

Lease terms

Date Available:

Contact information

IMLIX ID:

IX7.454.821

