



Former Winegrower's House With Great Potential For Rental Or Conversion Into A Large Family Home.



Info Agente

Nombre:	Freddy Rueda
Nombre empresa:	Freddy Rueda Sarl
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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 260,559.21

Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Código postal:	34480
Publicado:	02/03/2026

Descripción:

Village with all amenities, bar, restaurants, grocery store, pizzeria, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the Orb river.

In the heart of the village, discover this beautiful winegrower's house currently divided into two independent flats: a duplex with a private courtyard and a flat on the second floor with its own courtyard on the ground floor. Part of the ground floor is fitted out as commercial premises, offering a great rental opportunity or the possibility of a business project. Above all, this property offers superb potential for conversion: by combining the two courtyards, it could become a magnificent family home with 5/6 bedrooms, two bathrooms and a large living room with an open-plan kitchen opening onto a large, convivial courtyard. Generous volumes, old-world character and multiple layout possibilities: an ideal property for a family project or a heritage investment. Why not make this your next project?

Ground = Entrance hall of approximately 20 m2 + room of 17.24 m2 with washbasin/storage and large window with protective grille + separate WC with washbasin of 1.83 m2 + equipped summer kitchen (apartment B) of 7 m2 (wall and base units, sink, refrigerator, mini-oven, washing machine) with access to a lovely private courtyard of 13 m2 + fitted kitchen (duplex A) of 11.5 m2 (wall and base units,



electric oven, refrigerator, hob, dishwasher) with access to a courtyard of 8.5 m2.

1st (Duplex A) = Access via 9.8 m2 office/mezzanine + 9.2 m2 living room with balcony + 1.8 m2 hall + 9.8 m2 bedroom with balcony + 3 m2 bathroom (toilet, walk-in shower, washbasin) + separate staircase.

2nd (apartment B) = 3.6 m2 entrance hall + 22 m2 living room/fitted kitchen (wall and base units, cooker, fridge/freezer, sink) with French windows and balconies + 10.9 m2 bedroom with dressing room + 9.1 m2 bedroom with built-in wardrobe.

Miscellaneous = Property tax of approximately 1200 Euros + estimated amount of annual energy consumption for standard use: between 1178 Euros and 1594 Euros (apartment) and 1601 Euros and 2167 (duplex) per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + good location + double glazing and electric heating + it may be possible to rent the premises for 350 Euros/month and the flats for 600 Euros and 620 Euros, which would correspond to a very attractive rental yield of 8.4% + mains water (sub-meters) + building insurance 465 Euros + no management fees + mains electricity (independent meters) + roof in good condition + reversible air conditioning, new electricity and soundproofing in the shop + possibility of purchasing a 150 m2 garage for an additional 25.000 Euros.

Price = 225.500 Euros (Large village house with great potential at a reasonable price!)

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 Georisks website: georisques.gouv.fr

Property Id : 80683

Property Size: 135 m2

Bedrooms: 5

Bathrooms: 2

Reference: SGF225500E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Condición: Good

Común

Dormitorios: 5

Baños: 2



Pies cuadrados terminados: 135 m2

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Sí

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.229.802

