



## A House With Medieval Character, Offering 165 M2 Of Living Space And A Superb Terrace With Views.



### Info Agente

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Nombre empresa:	Freddy Rueda Sarl
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Experiencia since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Sitio web:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 264,034.82

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Código postal:	34490
Publicado:	19/03/2026

### Descripción:

A medieval village with all amenities, cafes, primary and secondary schools, 15 minutes from Beziers, 25 minutes from the motorway, and 25 minutes from the beaches.

A village house full of character, dating from the medieval period, offering approximately 165 m2 of living space spread over 4 levels. It comprises 3 bedrooms and captivates with its unique charm and authenticity. You will also enjoy a magnificent 25 m2 roof terrace, ideal for relaxing, with superb panoramic views. A rare property thanks to its historic charm!

Ground = 6 m2 entrance hall with stone sink + toilet and shower + 40 m2 vaulted living room.

Half = 8 m2 study/bedroom.

1st = 3 m2 hall + 42.5 m2 dining/living room + 10.5 m2 fitted kitchen (wall and base units, cooker, extractor hood, dishwasher, fridge) + 3 m2 hall with access to the rear alleyway.

2nd = 8 m2 hall + 2 bedrooms (13.5 m2 and 24 m2) + 9 m2 bathroom (bath, washbasin, toilet).



3rd = 25 m2 terrace.

Miscellaneous = Reversible air conditioning, fireplace and electric heating + double glazing + estimated amount of annual energy consumption for standard use: between 1872 Euros and 2532 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual council tax of approximately 1249 Euros + the house can be sold furnished.

Price = 225.000 Euros (Unique and full of character!)

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](http://georisques.gouv.fr)

Property Id : 81837  
Property Size: 165 m2  
Bedrooms: 3  
Bathrooms: 2  
Reference: M225000E

### Other Features

Immediately Habitable  
Latest properties  
Outside space  
Rental Potential  
Terrace

### Común

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	165 m2

### Room details

Indoor Features:	Fitted kitchen
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### Utility details

Heating:	Sí
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### Rental details

Furnished:	Sí
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### Lease terms



Date Available:

## **Contact information**

IMLIX ID:

IX8.294.389

