



## Rare Property Offering A Magnificent Manor House And A Stone Cottage On A Plot Of 793 M2 With Outbuilding And Pool. An Outstanding Opportunity



### 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:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	EUR 653,400

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Código postal:	34240
Publicado:	29/04/2026

### Descripción:

A pleasant and dynamic spa town (with all amenities and several clinics), located 5 minutes from Herepian, 10 minutes from Colombières-sur-Orb (a charming village in the Haut-Languedoc Regional Natural Park offering superb hiking opportunities), and 35 minutes from Beziers!

Rare! A property complex comprising two dwellings: a magnificent manor house (dating from the 18th century), fully renovated! This elegant residence offers 205 m2 of living space and comprises a large lounge, a fully equipped open-plan kitchen with dining area, a utility room, spacious halls, 5 bedrooms (including a master suite), and 3 bathrooms/shower rooms. In addition, there is a stone outbuilding featuring a large 85 m2 garage on the ground floor, with a terrace on the first floor and a swimming pool enjoying stunning views. Also included is a charming stone house sold fully furnished, currently operated as a seasonal rental, with its own bilingual website, 4-star rating, and a loyal client base! - an excellent business opportunity! This house has been fully renovated, offering both comfort and character. It provides 56 m2 of living space over 2 levels, including a living area with a fully equipped open-plan kitchen, 2 bedrooms, a shower room and a pleasant private terrace at the front. A total plot of 793 m2



---

including land and buildings, set in a quiet and private environment with its own access road.

#### Manor House (205 m<sup>2</sup>)

Ground = Spacious entrance hall of 16.83 m<sup>2</sup> + WC of 1.89 m<sup>2</sup> with hand basin + fully equipped open-plan kitchen with dining area of 30.58 m<sup>2</sup> (central island, fridge, electric oven, microwave, extractor hood, induction hob, dishwasher, sink, wall and base units) and access to the outside) + large lounge of 30.03 m<sup>2</sup> + utility room of 6.95 m<sup>2</sup> with sink and external access.

Half level = Large storage cupboard of 3 m<sup>2</sup>.

1st = Large hall of 16.86 m<sup>2</sup> with balcony + shower room of 4.78 m<sup>2</sup> (walk-in shower, WC, vanity unit, heated towel rail) + master suite of 23 m<sup>2</sup> with a bedroom of 15.17 m<sup>2</sup> (balcony), a dressing area of 3 m<sup>2</sup>, and an en-suite bathroom of 4.47 m<sup>2</sup> (bathtub, vanity unit, WC) + bedroom of 15.30 m<sup>2</sup> with balcony + bedroom of 15.35 m<sup>2</sup>.

2nd = Landing of 3.86 m<sup>2</sup> + large bedroom of 25 m<sup>2</sup> + bathroom of 5.86 m<sup>2</sup> (bathtub, shower, WC, washbasin) + large bedroom of 25 m<sup>2</sup>.

#### Stone house (56 m<sup>2</sup>)

Ground = Living area (with access to terrace) with fully equipped open-plan kitchen of 25 m<sup>2</sup> (wall and base units, sink, induction hob, extractor hood, electric oven, microwave, dishwasher, washing machine, fridge) + hallway of 1.62 m<sup>2</sup> + WC of 1.16 m<sup>2</sup> + under-stair cupboard with hot water tank.

1st = Landing of 2.76 m<sup>2</sup> + bedroom of 9.48 m<sup>2</sup> with cupboard + shower room of 4 m<sup>2</sup> (walk-in shower, vanity unit, WC, heated towel rail) + bedroom of 12.28 m<sup>2</sup>.

Exterior= Pleasant private terrace of approximately 15 m<sup>2</sup> for the gite + superb garden in front of the manor house of 665 m<sup>2</sup> + stone outbuilding with large 85 m<sup>2</sup> garage and terrace with swimming pool on the first floor + 6x3m saltwater swimming pool with new liner, south-facing + private driveway.

Additional Features = Fully renovated + reversible air conditioning (gite) + tiled flooring on ground floor and wooden flooring on first floor (gite) + electric roller shutters (gite) + double glazing (gite) + connected to mains drainage + established seasonal rental activity with 4-star rating (gite) + partial double glazing (main house) + gas central heating (main house) + tiled floors and traditional terracotta tiles (main house) + high ceilings over 3m (main house) + updated plumbing + roof in good condition + connected to mains drainage + annual property tax of approximately 3562 Euros for both houses + estimated amount of annual energy consumption for standard use: between 3493 Euros and 4725 Euros per year (main house) and between 604 Euros and 816 Euros (cottage). Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions).

Price = 653.400 Euros (An outstanding opportunity!)

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 : 83853  
Property Size: 261 m2  
Property Lot Size: 793 m2  
Bedrooms: 7  
Bathrooms: 4  
Reference: LL653400E

### Other Features

Immediately Habitable  
Latest properties  
Outside space  
Prestige  
Private parking/Garage  
Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

Condición: Good

### Común

Dormitorios: 7  
Baños: 4  
Pies cuadrados terminados: 261 m2  
Tamaño del lote: 793 m2

### Utility details

Heating: Sí

### Building details

Outdoor Amenities: Pool

### Rental details

Furnished: Sí

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.412.350



IMLIX

IMLIX Mercado Inmobiliario  
<https://www.imlix.com/es/>

---

