



## A Superb, Renovated Village House Offering 115 M2 Of Living Space, With Cellars And Terraces.



### Info Agente

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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 264,925.09

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Laurens
Código postal:	34480
Publicado:	01/06/2026

### Descripción:

This Circulade village boasts a full range of amenities, including a grocery shop, bakery, newsagent, cafe, restaurants and a school, just 15 minutes from Beziers and 25 minutes from the beaches.

A very attractive, fully renovated village house, ideally situated in the heart of a lively village, a stone's throw from shops and amenities. Offering 115 m2 of living space, this house combines charm and comfort with 3 lovely bedrooms as well as 3 cellars, offering great potential for conversion to suit your needs (workshop, storage space, hobby room, etc.). You will appreciate its pleasant terraces and splendid unobstructed views, which provide a privileged living environment. Comfortable and functional, this house is perfect as a main residence or a holiday home.

Ground = 12 m2 entrance hall + 3 cellars of 40 m2, 20 m2 and 15 m2.

1st = 31 m2 living room with access to a first terrace of approximately 12 m2 (with access to the second-floor terrace) + 16 m2 fitted kitchen (wall and base units, electric oven, hob, extractor hood) + 3 steps leading to a hallway serving 2 bedrooms of 11 m2 and 11.3 m2 + WC.



2nd = 6 m2 hallway + 16.2 m2 bedroom + 9.8 m2 bathroom (bath, walk-in shower, 2 washbasins, toilet) + 20 m2 terrace with superb views.

Miscellaneous = Electric heating + annual council tax of approx. 500 Euros + estimated amount of annual energy consumption for standard use: between 1261 Euros and 1707 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + new electrical, plumbing and roof + wood-burning stove + reversible air conditioning.

Price = 229.000 Euros (Modern, comfortable 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 : 85948  
Property Size: 115 m2  
Bedrooms: 3  
Bathrooms: 1  
Reference: SL229000E

### **Other Features**

Immediately Habitable  
Latest properties  
Outside space  
Rental Potential  
Terrace

### **Común**

Dormitorios:	3
Baños:	1
Pies cuadrados terminados:	115 m2

### **Room details**

Indoor Features:	Fitted kitchen
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### **Utility details**

Heating:	Sí
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### **Lease terms**

Date Available:



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**Contact information**

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IX8.541.973

