



Charming Village House With 101 M2 Of Living Space, 4 Bedrooms And A Lovely Sunny Terrace.



Info Agente

Nombre:	Freddy Rueda
Nombre empresa:	Freddy Rueda Sarl
País:	Francia
Experiencia 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 241,787.48

Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Laurens
Código postal:	34480
Publicado:	08/06/2026

Descripción:

A circular village with all amenities, including cafes, schools, restaurants, a grocery shop and a bakery, 15 minutes from Beziers, 25 minutes from the beaches and 15 minutes from the river Orb.

Charming village house, offering 101 m2 of living space with 4 bedrooms and 2 bathrooms. It features a pleasant 28 m2 terrace, ideally situated and sunny with lovely views. Located in the heart of the village, this house is perfect as a second home or a permanent residence, offering all the necessary comforts throughout the year. The house is sold with 2 separate, non-contiguous agricultural plots situated approximately 2-3 kilometres from the house.

Ground = 5 m2 entrance hall + 13 m2 bedroom + 2.8 m2 bathroom (bath, toilet, washbasin) + 10 m2 bedroom/storage room (with a former 3.6 m2 shower room) and access to the 25 m2 workshop.

1st = 22 m2 living room with access to the terrace and opening onto a 13 m2 kitchen (hob, extractor hood, fridge) + 28 m2 terrace with retractable awning.



2nd = 3.5 m² hall + 2 bedrooms (18.5 m² and 10 m²) + 3.5 m² shower room (shower, washbasin, toilet).

Miscellaneous = Wood-burning stove in the living room and reversible air conditioning in the bedrooms + council tax of 471 Euros + possibility to negotiate the price of some furniture + the house is sold with two separate, non-contiguous plots of agricultural land, located approximately 2-3 kilometres from the house + option to purchase a Suzuki Jimny Maori (2006), 120000 km for 7000 Euros.

Price = 209.000 Euros (Cosy, charming and with a lovely terrace)

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 : 86184
Property Size: 101 m²
Bedrooms: 4
Bathrooms: 2
Reference: SL209000EC

Other Features

Immediately Habitable
Latest properties
Outside space
Rental Potential
Terrace

Común

Dormitorios:	4
Baños:	2
Pies cuadrados terminados:	101 m ²

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.582.754



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