



8 room, 165m2 Vineyard residence for sale in Boujan sur libron - 280 000 € *



Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Experience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 317,187.27

Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34760
Soumis:	30/04/2025

Description:

Discover this characterful maison de vigneron in the heart of Boujan-sur-Libron, offering breathtaking sunrise and sunset views, just minutes from the vibrant city of Beziers and the Mediterranean coast.

Key Features: Prime Location

- Situated in the centre of a picturesque village
- Only 5 minutes from Beziers with full transport links (TGV, A9 motorway, airport)
- Just 20 minutes to the sandy beaches of the Mediterranean

Spacious Layout Across Three Levels

Ground Floor:

- Welcoming entrance hall



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- Large 75m2 garage with space for 3 vehicles - ideal for secure parking or conversion

First Floor Apartment (80m2):

- Bright and spacious 2-bedroom apartment
- Generous salon and open kitchen
- Access to a veranda and terrace with open countryside views - perfect for al fresco dining

Second Floor Apartment:

- 3 bedrooms, salon, kitchen, shower room, and separate WC
- Can remain as an independent apartment or be re-integrated into the main house
- Independent electricity meter (Linky)

Comfort & Efficiency

- Reversible air conditioning and electric radiators throughout
- Fuel central heating
- Double glazing on second floor; charming original windows on first floor

An excellent investment or family home with the potential to create a large single-family residence or maintain as two separate rental apartments. Interior parking and flexible layout make it ideal for multi-generational living or holiday lets.

With a touch of modernisation, this unique property offers a fantastic lifestyle or income opportunity in the beautiful Languedoc region.

Information on the risks to which this property is exposed is available on the website Georisques

Our Fee Schedule

* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

Commun

Chambres:	5
Pied carré fini:	165 m ²



Room details

Total rooms: 8

Utility details

Heating: Oui

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.889.080

