



## Charming Character House With 140 M2 Of Living Space, Annexe And Garden With Swimming Pool And Views.



### Information de l'agent

Nom:	Freddy Rueda
Nom de compagnie:	Freddy Rueda Sarl
Pays:	France
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (467) 363-428
Languages:	English, French
Site web:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 300,305.6

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Laurens
Indicatif régional:	34480
Soumis:	03/07/2025

#### Description:

Medieval fortified village with bar/grocery and street shops (fish, pizza and butcher once a week), local producers' food co-op, thriving theatre and music venue. Primary school, 5 minutes from Magalas, 20 minutes from Beziers, 20 minutes from Pezenas and 25 minutes from the beaches.

Old winegrower's house with character, offering 140 m2 of living space with 5 bedrooms and 2 bathrooms. Opposite and higher than the house is a garden with magnificent views over the surrounding countryside, complete with a large above-ground swimming pool in excellent condition, sun deck and dining terrace. A small annex, in need of renovation, completes the property. The house is in need of modernisation, both aesthetically and technically, including the installation of a more efficient heating system and glazing that meets current standards. Situated in a charming medieval village, just 5 minutes from a market town with all amenities. An ideal location for a family residence or holiday home in the heart of the south.

Basement = Cellar.



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Ground = Entrance into 35 m2 living room/kitchen with storage cupboard and laundry area + 3 m2 hall + WC + 12 m2 bedroom + 3 m2 shower room (washbasin, shower) + 13.5 m2 bedroom.

1st = 15 m2 hall + 25 m2 bedroom or living room + 6 m2 bathroom (bath, bidet, WC, washbasin) + 13.5 m2 bedroom + 13.5 m2 bedroom with balcony and superb views.

Exterior = Plot of 390 m2 in front of the house with private parking, above-ground swimming pool, stone shed and terrace with magnificent views + small plot to the side of the house of 75 m2 with small stone ruin (approximately 15 m2).

Miscellaneous = Single glazing + need for better heating system + possibility of negotiating some furniture + estimated amount of annual energy consumption for standard use: between 2989 Euros and 4043 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + 870 Euros property tax + need for refurbishment + tons of character and superb location.

Price = 259.000 Euros (Atypical and charming !)

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 Geo-risks website: [georisques.gouv.fr](https://georisques.gouv.fr)

Property Id : 72073

Property Size: 140 m2

Property Lot Size: 583 m2

Bedrooms: 5

Bathrooms: 2

Reference: FL259000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Renovation required

Swimming Pool

Terrace

With Land/Garden

Condition: Excellent

## Commun

Chambres: 5

Salle de bains: 2



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## Utility details

Heating: Oui

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.239.690

