



Beautiful Stone House With 177 M2 Of Living Space, Courtyard And Terrace.



Information de l'agent

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Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 287,569.77

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Bédarieux
Indicatif régional:	34600
Soumis:	08/10/2025

Description:

Located between the sea and the mountains, in a charming village with a few amenities, less than 10 minutes from all shops and Bedarieux, 25 minutes from Beziers and the motorway, and 35 minutes from the beaches.

Located in the heart of a village renowned for its wines, this magnificent stone house combines old-world charm with modern comfort. With 177 m2 of living space, it offers beautiful volumes, reversible air conditioning, double glazing and high-quality fixtures and fittings.

There are 3 bedrooms, 2 bathrooms and large, light-filled living areas. Outside, make the most of sunny days in the pleasant 50 m2 courtyard and rooftop terrace, ideal for relaxing or entertaining. An added bonus: the house can be converted into 2 separate dwellings, offering great potential for a family project or rental property. A real rustic-charm cocoon, nestled in a typical hinterland setting.

Ground = Entrance via a large 50 m2 courtyard with stairs leading to the kitchen + 15.4 m2 leisure room overlooking the street + 7.4 m2 storage room + 30.4 m2 en-suite bedroom with 3.8 m2 shower room (shower, washbasin, WC) with access to the courtyard + 2 separate cellars of 14 m2 and 29 m2 (vaulted).



1st = 12 m2 entrance hall with stairs leading to a roof terrace + 36 m2 living room with 15 m2 mezzanine + 28 m2 kitchen (fixed units, electric oven, extractor hood, hob, sink) + 11.5 m2 bedroom with mezzanine bed + 15.9 m2 bedroom + 7 m2 bathroom (bath, 2 sinks, WC).

2nd = 32 m2 roof terrace.

Outside = 50 m2 courtyard + 32 m2 roof terrace.

Extras = Annual property tax of 970 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) + reversible air conditioning + double glazing.

Price = 246.000 Euros (Beautiful stone house in the heart of the village!)

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 : 75659

Property Size: 177 m2

Bedrooms: 3

Bathrooms: 2

Reference: FB246000E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Commun

Chambres: 3

Salle de bains: 2

Pied carré fini: 177 m²

Lease terms

Date Available:

Contact information



IMLIX

Marché immobilier IMLIX
<https://www.imlix.com/fr/>

IMLIX ID:

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