



## Superb, Spacious, Fully Renovated Character House With 210 M2 Of Living Space Plus 70 M2 Of Converted Commercial Space



### Information de l'agent

Nom:	Freddy Rueda
Nom de compagnie:	Freddy Rueda Sarl
Pays:	France
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 266,147.1

### Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34460
Soumis:	16/04/2026

### Description:

Small town with all shops, nursery and primary schools, college, restaurants and cafe, 30 minutes from Beziers, close to the river Orb.

This magnificent character property, located in the heart of the town centre, combines old-world charm with modernity, offering a rare opportunity to run a fully-fitted business on the ground floor. This vast space, ready to accommodate your professional activity, benefits from exceptional visibility thanks to its strategic location and elegant facade. Upstairs, the house with 210 m2 of living space will win you over with its generous volumes, meticulous finishes and warm atmosphere. A real gem in the centre of all amenities, ideal for combining a comfortable lifestyle with a business project. Don't miss this unique opportunity!

Ground = Independent commercial premises with a 45 m2 room overlooking the street + 17 m2 room with storage space + WC + 8 m2 hall with sink and access to the rear street.



1st = 5 m2 hall + 20 m2 lounge + 40 m2 living room/equipped kitchen (wall and floor units, hob, oven, microwave, extractor fan, sink) + 4 m2 WC with storage + 4 m2 corridor + 3 bedrooms of 13 m2, 18 m2 and 24 m2 + 4.5 m2 shower room (Italian shower, basin) + 5 m2 bathroom (bath, WC, basin).

2nd = 18 m2 hall + 2 rooms of 18 m2 and 31 m2.

Miscellaneous = Complete renovation in 2022/2023 + reversible ducted air conditioning + double glazing + property tax of around 2000 Euros + estimated amount of annual energy consumption for standard use: between 2026 Euros and 2740 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + no work required + possibility of renting the premises for between 700 Euros and 800 Euros/month + easy nearby parking + possibility of buying an additional stone shed (250 m from the house) for 55000 Euros.

Price = 226.800 Euros (Superb and ideal location for a business, art gallery, coffee shop, :)

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 : 83264  
Property Size: 210 m2  
Bedrooms: 3  
Bathrooms: 2  
Reference: s289000ee

## Other Features

Immediately Habitable  
Latest properties  
Rental Potential

## Commun

Chambres:	3
Salle de bains:	2
Pied carré fini:	210 m <sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.388.700



IMLIX

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<https://www.imlix.com/fr/>

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