



A Fully Renovated Former Winegrower's House With 158 M2 Of Living Space, A Lovely Terrace And Courtyard, Plus A Garage.



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 339,971.84

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Laurens
Indicatif régional:	34480
Soumis:	30/04/2026

Description:

A charming village with shops, a bar/restaurant, a grocery store and a post office, 20 minutes from Beziers and 30 minutes from the beaches.

Former winegrower's house with 158 m2 of living space, tastefully and fully renovated, combining charm with modern comfort. It offers spacious rooms and a very pleasant living environment. You will enjoy a terrace adjoining the living room with open-plan kitchen, ideal for socialising. A semi-covered area completes this property, which can be converted to suit your needs. A warm and functional home.

Ground = 5 m2 entrance hall + garage of approximately 60 m2 with utility area (toilet, sink, washing machine connection) + access to the 44 m2 courtyard.

1st = 31 m2 fitted kitchen and dining room (wall and base units, hob, oven, dishwasher, extractor hood) opening onto a 13 m2 terrace and stairs leading to the 44 m2 courtyard and a 25 m2 covered area + large



28 m2 living room + 4.7 m2 hallway + 10 m2 bathroom (bath, WC, washbasin, shower).

2nd = 10 m2 hall + 10.8 m2 bedroom + 23 m2 bedroom with 5 m2 walk-in wardrobe + 24 m2 bedroom + 7 m2 shower room (shower, toilet, washbasin).

Miscellaneous = Reversible air conditioning and electric heating in bathrooms + annual council tax of approximately 900 Euros + well situated in the centre of the village in a quiet location.

Price = 289.000 Euros (Very spacious 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 : 83888
Property Size: 158 m2
Bedrooms: 3
Bathrooms: 2
Reference: AL289000EB

Other Features

Courtyard
Immediately Habitable
Latest properties
Outside space
Private parking/Garage
Rental Potential
Terrace

Commun

Chambres: 3
Salle de bains: 2
Pied carré fini: 158 m²

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Oui

Lease terms

Date Available:



IMLIX

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

Contact information

IMLIX ID:

IX8.412.343

