



## An Imposing Maison De Maitre From The 18th Century, Entirely Renovated, Offering 5 Bedrooms, Stone Outbuilding, Pool, Garden And Magnificent Views.



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 513,000

### Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34240
Soumis:	28/04/2026

### Description:

A pleasant and dynamic spa town (with all amenities and several clinics), located just 5 minutes from Herepian, 10 minutes from Colombières-sur-Orb (a charming village within the Haut-Languedoc Regional Natural Park, offering superb hiking opportunities) and 35 minutes from Beziers.

An imposing maison de Maitre dating from the 18th century, fully renovated. This elegant property with 205 m2 of living space offers a spacious living room, a fully equipped open-plan kitchen with dining area, a utility room, generous hallways, 5 bedrooms (including a master suite) and 3 bath/shower rooms. In addition, there is a stone outbuilding featuring a large 85 m2 garage on the ground floor, as well as a terrace with a swimming pool on the 1st floor, enjoying magnificent views. All set on a 750 m2 plot with a beautiful garden to the front of the house, in a quiet and private setting with its own access road.

Ground = Spacious entrance hall of 16.83 m2 + WC of 1.89 m2 with washbasin + fully equipped open-plan kitchen and dining area of 30.58 m2 (central island, fridge, electric oven, microwave, extractor hood, induction hob, dishwasher, sink, upper and lower cupboards) and access to the outside + large



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living room of 30.03 m<sup>2</sup> + utility room of 6.95 m<sup>2</sup> with sink and external access.

Half-level = Storage cupboard of 3 m<sup>2</sup>.

1st = Large landing of 16.86 m<sup>2</sup> with balcony + shower room of 4.78 m<sup>2</sup> (walk-in shower, WC, vanity unit, heated towel rail) + master suite of 23 m<sup>2</sup> with a bedroom of 15.17 m<sup>2</sup> (with balcony), a 3 m<sup>2</sup> dressing area, and an en-suite bathroom of 4.47 m<sup>2</sup> (bathtub, vanity unit, WC) + bedroom of 15.30 m<sup>2</sup> with balcony + bedroom of 15.35 m<sup>2</sup>.

2nd = Landing of 3.86 m<sup>2</sup> + large bedroom of 25 m<sup>2</sup> + bathroom of 5.86 m<sup>2</sup> (bathtub, shower, WC, washbasin) + large bedroom of 25 m<sup>2</sup>.

Exterior = Superb 665 m<sup>2</sup> garden to the front of the house + stone outbuilding with a large 85 m<sup>2</sup> garage and a terrace with swimming pool (6x3m) with new liner, salt system, south-facing + private access road.

Additional features = Partial double glazing + gas central heating + tiled floors and attractive original terracotta tiles + high ceilings exceeding 3m + renovated plumbing + roof in good condition + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 3493 Euros and 4725 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of approximately 2500 Euros.

Price = 513.000 Euros (Ideal as a family home or for creating a BnB business !)

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 : 83797

Property Size: 205 m<sup>2</sup>

Property Lot Size: 750 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 3

Reference: LL513000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace



With Land/Garden

Condition: Good

### Commun

Chambres: 5  
Salle de bains: 3  
Pied carré fini: 205 m<sup>2</sup>  
Dimensions du lot: 750 m<sup>2</sup>

### Utility details

Heating: Oui

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.412.347

