



## A Lovely Village House With 80 M2 Of Living Space, Including 3 Bedrooms And A Roof Terrace.



### Information de l'agent

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Type de service:	Selling a Property
Specialties:	
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 112,792.86

#### Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34480
Soumis:	19/05/2026

#### Description:

Village with all amenities, including bakeries, a butcher's, a grocery shop, a cafe, a school and a restaurant. It is 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

A charming village house on three levels, situated in a very quiet setting in the heart of the village. It offers three bedrooms as well as a pleasant French roof terrace on the top floor, enjoying lovely unobstructed views over the rooftops and the village. Some refurbishment work is required to bring it up to modern standards, but no major structural work is needed. A house full of charm, ideal as a main residence, second home or investment, offered at an attractive price. The house is sold furnished.

Ground = Entrance leading to a 14.4 m2 kitchen + 3 m2 hall + 10.3 m2 living room.

1st = 4 m2 hall + 2 bedrooms of 9 m2 and 12.7 m2 + 2.9 m2 shower room (shower, washbasin, WC).

2nd = Large room/bedroom of 25 m2 opening onto a 7 m2 terrace.

Miscellaneous = Heating to be installed + roof in good condition + annual council tax of approximately



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360 Euros + double glazing + some refurbishment required + house sold furnished.

Price = 97.200 Euros (Nice house at a reasonable price)

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 : 84769  
Property Size: 80 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 1  
Reference: LS97200E

### Other Features

Immediately Habitable  
Latest properties  
Outside space  
Rental Potential  
Terrace

Condition: Good

### Commun

Chambres: 3  
Salle de bains: 1  
Pied carré fini: 80 m<sup>2</sup>

### Utility details

Heating: Oui

### Rental details

Furnished: Oui

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.476.961



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