



## Charming Village House With 2 Bedrooms, 2 Shower Rooms, An Attic And A Large Balcony, On A Small Square. Bargain



### 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
Téléphone:	+33 (467) 363-428
Languages:	English, French
Site web:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 49,500

### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Bédarieux
Indicatif régional:	34600
Soumis:	21/05/2026

### Description:

A dynamic town located in the Haut-Languedoc Regional Natural Park, offering all amenities, ideally situated just 5 minutes from Herepian, 30 minutes from Beziers and 40 minutes from the beaches !

Charming village house (4 levels) offering a living space of 65 m<sup>2</sup>, comprising a beautiful vaulted stone lounge, an open-plan kitchen with dining area, 2 bedrooms each with its own en-suite shower room, a large balcony, as well as an attic space ! Ideal as a first-time purchase, a holiday home or a rental investment opportunity ! Situated on a small square !

Ground = 1 m<sup>2</sup> entrance hall with staircase + 13 m<sup>2</sup> vaulted lounge with exposed stone walls + 1 m<sup>2</sup> WC with washbasin.

1st = 1 m<sup>2</sup> landing + 15 m<sup>2</sup> open-plan kitchen with dining area (sink, range gas cooker, extractor hood) + 4 m<sup>2</sup> balcony.



2nd = 12 m2 bedroom with 4 m2 en-suite shower room (vanity unit, shower, WC).

3rd = 12.81 m2 bedroom with 4.45 m2 en-suite shower room (vanity unit, shower, WC).

4th = Attic of approximately 10 m2.

Additional features = Single glazing + wooden shutters + traditional terracotta floor tiles + roof in good condition + connected to mains drainage + electric heating + located on a small square + ideal rental investment + annual property tax of 391 Euros.

Price = 49.500 Euros (A bargain!)

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 : 85043  
Property Size: 65 m2  
Bedrooms: 2  
Bathrooms: 2  
Reference: B49500E

### Other Features

Immediately Habitable  
Latest properties  
Outside space  
Rental Potential

Condition: Good

### Commun

Chambres: 2  
Salle de bains: 2  
Pied carré fini: 65 m<sup>2</sup>

### Utility details

Heating: Oui

### Lease terms

Date Available:

### Contact information



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