



A Charming, Characterful Village House, Fully Renovated, Offering 250 M2 Of Living Space And A Lovely Garden With A Swimming Pool.



Information de l'agent

Nom:	Freddy Rueda
Nom de compagnie:	Freddy Rueda Sarl
Pays:	France
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (467) 363-428
Languages:	English, French
Site web:	https://realestateoccitanie.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 555,499.73

Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34480
Soumis:	26/05/2026

Description:

Village with all amenities, primary school, a grocery shop, a bakery, a butcher's, restaurants and a cafe, and a medical centre. It is 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

Superb, fully renovated stone house offering 250 m2 of living space, including a separate 63 m2 apartment. In total, the property comprises 7 bedrooms and 4 bathrooms, including 3 en-suite bedrooms. The house features a pleasant terrace opening onto a magnificent 590 m2 garden with trees and a swimming pool, as well as several areas designed for relaxation and making the most of the outdoors. A property full of charm, combining authenticity and comfort. Don't delay - come and see it for yourself.

Ground = 9 m2 entrance hall + 26 m2 garage with access to a 63 m2 apartment : 28 m2 living room/kitchen with access to the garden + 2.4 m2 hallway + 5.7 m2 utility room + 11 m2 en-suite bedroom with 4.7 m2 en-suite shower room (washbasin, toilet, walk-in shower) + shower room of 4 m2 (shower, WC, basin).



1st = 50 m² living room/kitchen opening onto a balcony/terrace + 18 m² en-suite bedroom with a 4.7 m² shower room (washbasin, toilet, walk-in shower) + 13.5 m² en-suite bedroom with a 4 m² bathroom (washbasin, toilet, bath).

2nd = 1.7 m² hall + 3 bedrooms with sloping ceilings of 18 m², 25 m² and 30 m² + 12 m² shower room (shower, washbasin, toilet).

Outside = Lovely landscaped garden with swimming pool (9 x 4 m) + terrace/balcony with access to the garden.

Miscellaneous = Annual council tax of 951 Euros + estimated amount of annual energy consumption for standard use: between 3814 Euros and 5160 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + double glazing + oil-fired central heating + option to purchase some furniture.

Price = 477.000 Euros (Very spacious property in the village centre)

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 : 84856

Property Size: 250 m²

Property Lot Size: 725 m²

Bedrooms: 7

Bathrooms: 4

Reference: LS477000E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Commun



Chambres: 7
Salle de bains: 4
Pied carré fini: 250 m²
Dimensions du lot: 725 m²

Utility details

Heating: Oui

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.506.032

