



## A Superb, Renovated Village House Offering 115 M2 Of Living Space, With Cellars And Terraces.



### 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:	USD 264,925.04

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Laurens
Indicatif régional:	34480
Soumis:	01/06/2026

#### Description:

This Circulade village boasts a full range of amenities, including a grocery shop, bakery, newsagent, cafe, restaurants and a school, just 15 minutes from Beziers and 25 minutes from the beaches.

A very attractive, fully renovated village house, ideally situated in the heart of a lively village, a stone's throw from shops and amenities. Offering 115 m2 of living space, this house combines charm and comfort with 3 lovely bedrooms as well as 3 cellars, offering great potential for conversion to suit your needs (workshop, storage space, hobby room, etc.). You will appreciate its pleasant terraces and splendid unobstructed views, which provide a privileged living environment. Comfortable and functional, this house is perfect as a main residence or a holiday home.

Ground = 12 m2 entrance hall + 3 cellars of 40 m2, 20 m2 and 15 m2.

1st = 31 m2 living room with access to a first terrace of approximately 12 m2 (with access to the second-floor terrace) + 16 m2 fitted kitchen (wall and base units, electric oven, hob, extractor hood) + 3 steps leading to a hallway serving 2 bedrooms of 11 m2 and 11.3 m2 + WC.



2nd = 6 m2 hallway + 16.2 m2 bedroom + 9.8 m2 bathroom (bath, walk-in shower, 2 washbasins, toilet) + 20 m2 terrace with superb views.

Miscellaneous = Electric heating + annual council tax of approx. 500 Euros + estimated amount of annual energy consumption for standard use: between 1261 Euros and 1707 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + new electrical, plumbing and roof + wood-burning stove + reversible air conditioning.

Price = 229.000 Euros (Modern, comfortable and full of character!)

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](https://georisques.gouv.fr)

Property Id : 85948  
Property Size: 115 m2  
Bedrooms: 3  
Bathrooms: 1  
Reference: SL229000E

### Other Features

Immediately Habitable  
Latest properties  
Outside space  
Rental Potential  
Terrace

### Commun

Chambres:	3
Salle de bains:	1
Pied carré fini:	115 m <sup>2</sup>

### 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:

IX8.541.973

