



Charming Old Winegrower's House With 170 M2 Living Space And A 225 M2 Garden.



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:	https://realestateoccitane.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 324,886.63

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Laurens
Indicatif régional:	34480
Soumis:	10/06/2026

Description:

Pretty hamlet with no shops, just 5 minutes from Autignac and Laurens (villages with shops and restaurants), 10 minutes from Faugeres, 25 minutes from Beziers and 30 minutes from the beaches.

Charming former winegrower's house with about 170 m2 of living space, offering 5 bedrooms, 2 bathrooms and almost complete renovation to enhance its original character. Situated in a peaceful village, it benefits from lovely views and a 225 m2 non-adjointing garden, just opposite the house on the other side of the lane. Some finishings to foresee.

Ground A = Garage with about 130 m2 of living space, converted into a summer kitchen, storage space and recreation room.

Ground B = 12 m2 entrance hall + 18 m2 living room with 3 m2 storage space + 22 m2 fitted kitchen (electric oven, dishwasher, hob, wood-burning stove) with a balcony + WC with washbasin 2 bedrooms of 14 m2 and 15 m2 + 3.6 m2 bathroom (bath, washbasin, WC) + 3.5 m2 dressing room.



1st = 2 m2 hall + 25 m2 bedroom en suite with 17 m2 bathroom (Italian shower, washbasin, bathtub, 2 washbasins, WC) + 11 m2 hall + 15 m2 bedroom + 1.5 m2 dressing room + 12 m2 bedroom + 5.5 m2 room with access to about 30 m2 attic space (under slope).

Exterior = Detached 225 m2 garden on 2 levels, directly opposite the house, with small stone shed and lovely views.

Miscellaneous = 2 fireplaces redone + 2 wood stoves (kitchen and living room) + 9 electric heaters + 10 ceiling fans + double glazing + some finishing to foresee + estimated amount of annual energy consumption for standard use: between 3817 Euros and 5165 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax of about 800 Euros (update in progress).

Price = 286.200 Euros (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

Property Id : 86334
Property Size: 170 m2
Property Lot Size: 377 m2
Bedrooms: 5
Bathrooms: 2
Reference: LA345600EE

Other Features

Immediately Habitable
Latest properties
Outside space
Rental Potential
With Land/Garden

Commun

Chambres:	5
Salle de bains:	2
Pied carré fini:	170 m ²
Dimesions du lot:	377 m ²

Room details

Indoor Features:	Fitted kitchen
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Lease terms

Date Available:

Contact information

IMLIX ID:

IX8.590.815

