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# Beautiful Character Home With 202 M2 Of Living Space And On 1448 M2 Of Land With Pool And A Private Beach On The Orb River. Unique Opportunity



## Ügynök információ

Név: Freddy Rueda Cégnév: Freddy Rueda Sarl

Ország: France

Experience

since:

Szolgáltatás Vásárlás vagy eladás

típusa: Specialties:

Property Type: Apartments, Houses
Telefon: +33 (467) 363-428
Languages: English, French

Weboldal: https://realestateoccitani

e.com

### Hirdetés részletei

Ingatlan: Eladó

Ár: USD 615,028.61

## Elhelyezkedés

Ország: France Állam/Régió/Tartomány: Occitanie Város: Olargues Irányítószám: 34390

Feladta: 2023, 08, 21,

Leírás:

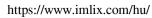
Small village of the Jaur valley with a grocery, a cafe, 5 minutes from Olargues, 10 minutes from Saint Pons de Thomieres, 20 minutes from Lamalou les Bains and 90 minutes from Montpellier and Beziers airports and from the coast.

Charming character home offering 202 m2 of living space, including 5 bedrooms and 2 bathrooms, set on a 1,448 m2 landscaped plot with peaceful views of the river. A true haven of peace, enhanced by a lovely swimming pool for moments of relaxation and privacy. A rare privilege: the property is crossed by a natural spring, adding unique charm and a special connection to nature.

Ground (garden level) = Former stable of 22 m<sup>2</sup> + wine cellar of 8 m<sup>2</sup> + workshop of 29.6 m<sup>2</sup> with source + workshop/former stable of 28 m<sup>2</sup>.

Ground (street level) = Entrance hall of 18.5 m2 with access to the terrace + living room/dining room of 36 m2 + equipped kitchen of 12 m2 (cooker, sink, fridge) + WC with handbasin + bedroom of 13 m2

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with shower + garage of about 70 m2.

1st = Hall of 15 m2 + en suite bedroom of 20 m2 with bathroom of 12.6 m2 (bath, italian walk-in shower, WC, washbasin) leading to a large leisure room (or 6th bedroom) of 33 m2 + washroom of 10.2 m2 (bidet, WC italian walk-in shower and sauna) with access to the leisure room + bedroom of 17.6 m2 + bedroom of 13.6 m2.

2nd = 3 attic rooms of  $40 \text{ m}^2$ ,  $10 \text{ m}^2$  and  $20 \text{ m}^2$ .

Exterior = 2 terraces of 10 m2 with views + garden with lovely lime tree and access to the river + pool (10x5m, salt, new equipment) + unlimited constant water source going across the land (possibility of irrigation).

Sundry = Gas central heating (exterior tank) + estimated amount of annual energy consumption for standard use: between 6474 Euros and 8758 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1064 Euros + great potential for installing a hydrolic system.

Price = 529.000 Euros (Peace and nature!)

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: 75073 Property Size: 202 m2

Property Lot Size: 1,448 m2

Bedrooms: 5
Bathrooms: 2

Reference: PS559000E

#### **Other Features**

Immediately Habitable
Latest properties
Outside space
Private parking/Garage
Rental Potential
Swimming Pool
With Land/Garden

# Gyakori

Hálószobák: 5



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2 Fürdőszobák:

Kész négyzetméter: 202 nm Telekméret: 1448 nm

**Utility details** 

Heating: Yes

**Building details**Outdoor Amenities:

Pool

Lease terms

Date Available:

**Contact information** 

IMLIX ID: IX4.786.844

