



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



### Ügynök információ

Név:	Freddy Rueda
Cégnév:	Freddy Rueda Sarl
Ország:	France
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Weboldal:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Hirdetés részletei

Ingtatlan:	Eladó
Ár:	USD 402,462.01

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Laurens
Irányítószám:	34480
Feladta:	2025. 07. 23.
Leírás:	

Pretty hamlet with no shops, just 5 minutes from Autignac and Laurens (villages with shops and restaurants), 10 minutes from Fauquieres, 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 + property tax of about 800 Euros (update in progress).

Price = 345.600 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](http://georisques.gouv.fr)

Property Id : 72735

Property Size: 170 m2

Property Lot Size: 377 m2

Bedrooms: 5

Bathrooms: 2

Reference: LA345600E

## Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

With Land/Garden

## Gyakori

Hálósobák:	5
Fürdőszobák:	2
Kész négyzetméter:	170 nm
Telekméret:	377 nm

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	Yes
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<https://www.imlix.com/hu/>

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX7.350.665

