



House With Studio Terrace And Small Garden



Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 139,057.3

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Bédarieux
Irányítószám:	34600
Feladta:	2025. 08. 15.
Leírás:	

REDUCED in price - Stone village house to refresh with 70 m2 of living space plus a fully renovated duplex studio of 25 m2 (regularly rented as Air BnB), with also a terrace of 8 m2 and a small garden of 14 m2. Attractive small project in a quiet street.

- Location: Village with all shops 15 minutes north of Bedarieux, 50 minutes from Beziers and 10 minutes from Lunas.

- MAIN HOUSE:

- Ground floor: 3 cellars of 10 m2, 15 m2 and 13 m2.

- 1st floor: Entrance through a terrace of 8 m2, living room of 20.4 m2, non equipped kitchen of 12 m2, bedroom of 10.5 m2.

- 2nd floor: Bedroom of 13 m2 with access to another bedroom of 10.8 m2, washroom of 2.6 m2 (shower, washbasin and wc).



- STUDIO:

- Ground floor: Washroom of 4.8 m2 (shower, washbasin and wc).

- 1st floor: Living room of 17 m2, mezzanine for sleeping of 8 m2.

- OUTSIDE:

- Exterior: Terrace of 8 m2, small garden in front of the house of 14 m2.

- Extras: Electric heating, yearly land tax of 700 euro, rental annual income of the studio 6000 euro (2021) .

Small and easy project.

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.

Other Features:

Bedrooms: 3

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular



towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Gyakori

Hálósobák:	4
Fürdőszobák:	2
Telekméret:	22 nm

Utility details

Heating:	Yes
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Lease terms

Date Available:

Contact information

IMLIX ID: IX7.431.491



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