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# Charming Stone Farmhouse With 105 M2 Of Living Space On 19209 M2 Of Scrubland And Holm Oak Trees On A Hillside.



# 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 324,554.06

# Elhelyezkedés

Ország: France Állam/Régió/Tartomány: Occitanie Város: Bédarieux Irányítószám: 34600

Feladta: 2025, 10, 17,

Leírás:

Friendly village of the Mare valley, with cafe, restaurant, 30 minutes from Beziers, 5 minutes from Herepian, 10 minutes from Bedarieux and Lamalou les Bains and 50 minutes from the beaches.

Superb stone farmhouse, ideally located within walking distance of the river beaches and a charming picturesque village, renowned for its excellent restaurant. Just a 10-minute drive from all amenities (supermarkets, shops, restaurants), this property enjoys a rare setting: wooded grounds of approximately 19209 m2, completely secluded, offering absolute tranquillity. The house, in excellent condition, has 3 bedrooms, 2 bathrooms and charms with its authentic character combined with a peaceful and bucolic atmosphere.

Ground = Entrance hall leading to a 33.5 m2 living room with fireplace + 14 m2 fitted kitchen (base units, electric oven, hob, fridge, dishwasher) + 13.5 m2 bedroom + 6.3 m2 shower room (walk-in shower, WC, washbasins).

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1st (wing A) = 23 m2 bedroom with sloping ceiling and en-suite 3.1 m2 shower room (shower, washbasin, toilet).

1st (wing B) = 11.3 m 2 bedroom.

Outside = Large 19209 m2 hillside plot, part of which is on the other side of the road leading down to the river (not accessible, needs cleaning) + beautiful stone terrace + storage cellars.

Miscellaneous = Electric heating and fireplace + property tax of 900 Euros + double glazing + house built in 1980 + possibility to negotiate certain furniture items + mains electricity + water from borehole + individual sanitation system to be reviewed (foresee about 12000 Euros).

Price = 280.800 Euros (Charming, comfortable and bucolic!)

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: 75981 Property Size: 105 m2

Property Lot Size: 19,209 m2

Bedrooms: 3 Bathrooms: 2

Reference: VB280800E

#### **Other Features**

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

Állapot: Új

## **Gyakori**

Hálószobák: 3 Fürdőszobák: 2

Kész négyzetméter: 105 nm Telekméret: 19209 nm

#### **Room details**



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Indoor Features: Fitted kitchen

Utility details Heating:

Yes

Lease terms

Date Available:

**Contact information** 

IMLIX ID: IX7.713.565



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