



## Fully Renovated House With Garden, Terrace and Lovely Views



### Ügynök információ

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Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 340,904.09

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Herepian
Irányítószám:	34600
Feladta:	2026. 04. 20.

### Leírás:

Charming 1920s house, completely and carefully renovated, where modern comfort blends harmoniously with the authentic charm of the old. With 148 m<sup>2</sup> of living space, it offers 3 spacious bedrooms and 2 elegant shower rooms, all built on a 422 m<sup>2</sup> plot. Located in the heart of town, just a few steps from shops, cafes, restaurants, medical centres and other amenities, this house perfectly combines practicality and lifestyle.

The recent renovation has preserved the original character while incorporating high-quality features. You will enjoy a pleasant terrace with lovely views, a private swimming pool and an easy-to-maintain garden.

A rare address, combining authenticity, comfort and an ideal location.

- Location: Small, friendly village in the Orb valley, with primary and secondary schools, cafes, restaurants and supermarkets, 30 minutes from Beziers, 10 minutes from Lake Salagou and 45 minutes from the beaches.

- Garden level: 35 m<sup>2</sup> garage (suitable for a small car or renovation work), 2 cellars measuring 15 m<sup>2</sup> and 17 m<sup>2</sup>.



- Street level: 8 m<sup>2</sup> entrance hall, 32 m<sup>2</sup> living room with access to the terrace, 16 m<sup>2</sup> fitted kitchen with access to the terrace (wall and base units, hob, electric oven, refrigerator, dishwasher), 17 m<sup>2</sup> dining room, 4 m<sup>2</sup> shower room (shower, washbasin, WC) .

- 1st floor: 18 m<sup>2</sup> hall/mezzanine, 3 bedrooms measuring 13 m<sup>2</sup>, 14 m<sup>2</sup> with dressing room and 15.6 m<sup>2</sup>, 9.6 m<sup>2</sup> bathroom (bath, washbasin, WC).

- Outside: 30 m<sup>2</sup> terrace with steps leading to the garden, swimming pool (5x3m), carport, covered courtyard.

- Miscellaneous: Reversible air conditioning in 2 bedrooms, mains gas central heating, estimated amount of annual energy consumption for standard use: 1891 Euros per year (including subscriptions), property tax 1650 Euros, roof redone in 2010.

Charming and cosy.

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

Property Size: 148 m<sup>2</sup>

Property Lot Size: 422 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

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](http://www.clefrance.co.uk)

## Gyakori

Hálósobák:	3
Fürdőszobák:	2
Telekméret:	422 nm

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	Yes
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## Building details



Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX8.388.775

