



Beautifully Renovated 50's House On 700 M2 Of Land With Swimming Pool And 2 Outbuildings Including A Freelance Practice.



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:	https://realestateoccitane.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 329,400

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Irányítószám:	34360
Feladta:	2026. 05. 20.

Leírás:

Pretty winegrowing village with shops, 25 minutes from Beziers, 10 minutes from Saint Chinian, Cessenon sur Orb and 5 minutes from the beaches of the Orb river.

Superb, fully-renovated single-storey house dating from the 50s, offering a total of 120 m2 of living space, plus two independent outbuildings: a converted studio (16 m2), a beautiful veranda (28 m2) and a former professional practice with separate access (20 m2). Set on a 710 m2 plot with swimming pool, in a charming village just 5 minutes from a lively little town with all amenities: shops, cafes, restaurants, market: and 5 minutes from the famous river baths.

Main house

14.7 m2 entrance hall + 12 m2 dining room + 7 m2 fitted kitchen (possibility of enlarging the dining room) + 36 m2 living room with fireplace + 3 bedrooms of 12 m2, 12 m2 and 12.4 m2 + 4 m2 bathroom (bath, bidet, WC, washbasin) + 8 m2 dressing room (former bedroom) + 2.9 m2 shower room (shower, washbasin, WC).



Annexe 1

Large 28 m² veranda with access to a 16 m² studio (kitchen area with hob, sink, fridge) + shower room (shower, washbasin, WC).

Annexe 2

Former professional practice comprising a 14 m² room with large 3 m² cupboard + a 5 m² room (waiting room) with access to a WC and washbasin.

Garage 41 m²

Miscellaneous = Central heating and hot water with heat pump + property tax of 1751 Euros + estimated amount of annual energy consumption for standard use: between 790 Euros and 1110 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + no work required except for decoration.

Price = 329.400 Euros (Charming, peaceful setting!)

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 Georisques website: georisques.gouv.fr

Property Id : 84915

Property Size: 120 m²

Property Lot Size: 710 m²

Bedrooms: 3

Bathrooms: 3

Reference: PS365000EE

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Gyakori

Hálószobák: 3

Fürdőszobák: 3

Kész négyzetméter: 120 nm



Telekméret: 710 nm

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Yes

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.506.030

