



## A Superb Property Nestled Amongst Olive Groves And Truffle Oaks, Offering 180 M2 Of Living Space Plus Two Gites.



### 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

Ingatlan:	Eladó
Ár:	USD 1,822,083.02

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Irányítószám:	11120
Feladta:	2026. 06. 01.
Leírás:	

Village with shops and restaurants, 10 minutes from Capestang and Bize Minervois, 25 minutes from Narbonne, 30 minutes from Beziers, and 45 minutes from Narbonne Plage.

A superb collection of farmhouses situated on the edge of a village, in the heart of an exceptional natural setting. Set on nearly 3.7 hectares of adjoining land planted with truffle oaks and olive trees, this rare estate offers absolute tranquillity, privacy and magnificent panoramic views of the surrounding countryside. The property comprises a main residence of approximately 180 m2 of living space (including 4 bedrooms) plus space to convert, with a separate 2 bedrooms gite of 47 m2, as well as a second fully independant 2 bedrooms gite of approximately 92 m2. Each unit benefits from its own swimming pool and complete privacy, with no overlooking neighbours. The property is equally suited to a family home or to a tourist accommodation or holiday rental business, with two separate units. A property full of character, combining authenticity, comfort and tranquillity, in a privileged and unspoilt setting.

#### Main residence

Ground= Large 57 m2 reception room with toilet and washbasin + mezzanine de 24 m2 + 60 m2 living



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room/kitchen with fireplace (hob, dishwasher, electric oven, sink, fridge) + 13.6 m<sup>2</sup> en-suite bedroom with 5.3 m<sup>2</sup> bathroom (washbasin, bath, WC) + 14 m<sup>2</sup> bedroom with access to a large 40 m<sup>2</sup> room.

1st = 2 bedrooms (10 m<sup>2</sup> each) + shower room (3.5 m<sup>2</sup>, shower and washbasin) + toilet (3.3 m<sup>2</sup>).

#### Gite 1

22 m<sup>2</sup> living room/kitchen (sink, hob, oven) + 3 m<sup>2</sup> hall + 2 bedrooms (9.4 m<sup>2</sup> and 8.5 m<sup>2</sup>) + 3.7 m<sup>2</sup> shower room (shower, washbasin).

#### Gite 2

40 m<sup>2</sup> living room/kitchen (cooker, extractor hood, dishwasher, fridge, sink) + WC with washbasin + 2.6 m<sup>2</sup> hall + 19 m<sup>2</sup> en-suite bedroom with 5.3 m<sup>2</sup> shower room (WC, walk-in shower, washbasin) + 17.4 m<sup>2</sup> en-suite bedroom with 4.5 m<sup>2</sup> shower room (walk-in shower, WC, washbasin).

Outdoors = The entire plot comprises several fields of olive trees and truffle oaks (covering approximately 3 hectares) + a field with a horse shelter (approx. 4000 m<sup>2</sup>) + a storage room and summer kitchen + gite 2 has its own separate entrance to the property + a 20 m<sup>2</sup> covered kennel and its own septic tank.

Miscellaneous = Electric heating + fireplaces + 3 septic tanks (3000L, 5000L and 3000L) + property tax of 5600 Euros/year + mains water and electricity + water from the Bas-Rhone for agricultural land + income from the olive harvest of approximately 20.000 Euros/year.

Price = 1.575.000 Euros (Superb!)

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 : 85426

Property Size: 319 m<sup>2</sup>

Property Lot Size: 37,260 m<sup>2</sup>

Bedrooms: 8

Bathrooms: 5

Reference: AB1312500E

#### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool



Terrace  
With Land/Garden

## Gyakori

Hálósobák:	8
Fürdőszobák:	5
Kész négyzetméter:	319 nm
Telekméret:	37260 nm

## Utility details

Heating:	Yes
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX8.541.982
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