



Delightful Character Stone House With 145 M2 Of Living Space Offering 3 Bedrooms, Workshop, Large Garage, Patio And South-Facing Terrace.



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:	USD 172,474.4

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Olonzac
Irányítószám:	34210
Feladta:	2026. 07. 07.
Leírás:	

Charming village with local amenities (grocery shop, cafe, restaurant, :), located just 5 minutes from Olonzac (a lively village offering all amenities and a weekly market), 15 minutes from Lake Jouarres and only 50 minutes from the Mediterranean beaches !

Delightful character stone house with 145 m2 of living space, full of charm and authenticity, offering a welcoming lounge, an open-plan kitchen with dining area, 3 bedrooms, a shower room, a versatile room offering endless possibilities, a workshop, a large garage, an outdoor patio, a former barn and a superb 30 m2 south-facing terrace. Situated in a peaceful and highly attractive setting.

Ground = Spacious entrance room of 21.78 m2 featuring an original fireplace + large garage of 60 m2 + workshop of 25 m2 + patio of approximately 10 m2 + former barn of 20m2 (excellent potential).

1st = Hall of 4.13 m2 + bedroom of 10.32 m2 + lounge of 25 m2 + open-plan kitchen with dining area of 23 m2 (fitted with wall and base units, double sink, gas cooker, dishwasher, microwave), featuring a



wood-burning stove and direct access to the south-facing terrace of 30 m² + hallway of 1.65 m² + separate WC of 1.75 m² with washbasin + shower room of 5.97 m² (shower, vanity unit).

2nd = Bedroom of 15 m² (with sloping ceiling).

2nd bis = Bedroom of 13 m² + spacious room of 25 m² with mezzanine (to be finished suiting your needs).

Additional = Wood-burning stove + beautiful original terracotta floor tiles + exposed stone walls + single glazing + wooden shutters + roof in good condition + possibility to negotiate the purchase of the furniture + connected to the mains drainage system + estimated amount of annual energy consumption for standard use: between 3760 Euros and 5130 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 553 Euros.

Price = 151.200 Euros (Absolutely full of charm!)

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 Geo-risks website: georisques.gouv.fr

Property Id : 88332
Property Size: 145 m²
Bedrooms: 3
Bathrooms: 1
Reference: CO151200E

Other Features

Courtyard
Immediately Habitable
Latest properties
Outside space
Private parking/Garage
Rental Potential
Terrace

Állapot: Good

Gyakori

Hálósobák: 3
Fürdőszobák: 1
Kész négyzetméter: 145 nm

Lease terms



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Date Available:

Contact information

IMLIX ID:

IX8.682.801

