



## Charming Village House Offering 2 Bedrooms And Balcony With Views In A Picturesque Village.



### 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 114,230.68 |

### Elhelyezkedés

|                        |               |
|------------------------|---------------|
| Ország:                | France        |
| Állam/Régió/Tartomány: | Occitanie     |
| Irányítószám:          | 34490         |
| Feladta:               | 2026. 08. 07. |

#### Leírás:

Charming picturesque village with a cafe and a bread depot, situated just 15 minutes from Murviel-les-Beziers (village with all amenities), 30 minutes from Beziers and 45 minutes from the beaches.

Charming village house offering 58 m2 of living space, comprising a dining room with a fully equipped open-plan kitchen, a cozy sitting room, as well as 2 bedrooms, a shower room, cellars and a large balcony offering magnificent views over the valley ! Ideal as a first home, holiday property or rental investment. Set in a beautiful and picturesque village !

Basement = 2 cellars.

Ground = Dining room of 19.67 m2 with a fully equipped open-plan kitchen (upper and lower cupboards, double sink, electric oven, gas hob, extractor hood), as well as a wood-burning stove + cosy 10.23 m2 sitting room.

1st = 1.47 m2 landing + 10 m2 bedroom + 3.50 m2 shower room (WC, washbasin, shower) + 13.85 m2 bedroom with a large 4 m2 balcony offering magnificent views over the valley.



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Additional features = Wood-burning stove + parquet flooring + single glazing + wooden shutters + connected to mains drainage + ideal for seasonal rental.

Price = 99.000 Euros (Very charming !)

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](http://georisques.gouv.fr)

Property Id : 89902  
Property Size: 58 m2  
Bedrooms: 2  
Bathrooms: 1  
Reference: SM99000EC

## Other Features

Immediately Habitable  
Latest properties  
Outside space  
Rental Potential  
Terrace

## Gyakori

|                    |       |
|--------------------|-------|
| Hálósobák:         | 2     |
| Fürdőszobák:       | 1     |
| Kész négyzetméter: | 58 nm |

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.796.006

