



## Villa To Refresh With 204 M2 Of Living Space On 1200 M2 Of Land With Swimming Pool In The Heart Of The Village. Great Potential



### Informazioni sull'Agente

|                   |   |
|-------------------|---|
| Nome:             | Freddy Rueda  |
| Nome della ditta: | Freddy Rueda Sarl   |
| Nazione:          | France  |
| Experience since: |   |
| Tipo di servizio: | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
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| Sito web:         | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Dettagli dell'inserzione

|                |                |
|----------------|----------------|
| Proprietà per: | Saldi          |
| Prezzo:        | USD 492,334.08 |

### Posizione

|                              |            |
|------------------------------|------------|
| Nazione:                     | France     |
| Stato / Regione / Provincia: | Occitanie  |
| Cap:                         | 34370      |
| Pubblicato:                  | 23/06/2025 |

### Descrizione:

Superb village with bars, restaurants, supermarket, schools, bakeries, butchers, pharmacy, doctors, on the banks of the Orb river, 25 minutes from Beziers, 10 minutes from Saint Chinian and 35 minutes from the beaches.

Situated on a lovely 1200 m2 plot in the heart of the village, this 5-bedroom villa with 204 m2 of living space offers great potential despite some work to be carried out. The shutters need to be reviewed, some rooms refreshed and the annex finished, but the structure is sound and the volumes generous. With a swimming pool, an ideal location and a plot of land that's rare in the area, this is an opportunity not to be missed for those looking to create a beautiful home for living or a heritage investment.

Ground = 9 m2 entrance hall + 12.5 m2 study area + 30 m2 dining room with bar area and sink + 40 m2 living room (fireplace, French window onto terrace) + 18.4 m2 fitted kitchen (electric oven, gas and electric hob, hood, built-in dishwasher, built-in cupboards) + 13.6 m2 + laundry room 6 m2 + storeroom 6.3 m2 + bedroom 10.7 m2 with access to garden + bathroom 12 m2 (double basins, shower, bath, bidet,



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heated towel rail) + bedroom 11.5 m2 + bedroom 10.6 m2 (with access to garden) + bedroom 12 m2 (built-in closet and access to garden via French window) + bedroom 8.6 m2 + WC.

Exterior = 1200 m2 grounds + traditional swimming pool (9×4.5 m, chlorine) + covered summer kitchen (barbecue, water point and electricity) + pool equipment room + 2 gates + driveway for parking cars + garden shed + 55 m2 outbuilding including a 22 m2 garage that could be converted into an apartment (water point, electricity and several window openings).

Miscellaneous = Electric heating + fireplace + double glazing + estimated amount of annual energy consumption for standard use: 1958 Euros per year (including subscriptions) + wooden shutters to renovate + close to all amenities + good location in a beautiful village.

Price = 419.000 Euros

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 : 73922

Property Size: 204 m2

Property Lot Size: 1,200 m2

Bedrooms: 5

Bathrooms: 1

Reference: CC439000E

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## **Comune**

Camere da letto: 5

Bagni: 1

Finito piedi quadrati: 204 mq

Dimensione del lotto: 1200 mq

## **Room details**



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Indoor Features:

Fitted kitchen

## Utility details

Heating:

Sì

## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX7.196.829

