Mercato Immobiliare IMLIX



https://www.imlix.com/it/

Charming Stone Farmhouse With 105 M2 Of Living Space On 19209 M2 Of Scrubland And Holm Oak Trees On A Hillside.



Informazioni sull'Agente

Nome: Freddy Rueda

Nome della

Freddy Rueda Sarl

ditta:

Nazione: France

Experience

since:

Tipo di

Selling a Property

servizio: Specialties:

Property Type: Apartments, Houses Telefono: +33 (467) 363-428

Languages: English, French

Sito web: https://realestateoccitani

e.com

Dettagli dell'inserzione

Proprietà per: Saldi

Prezzo: USD 324,554.06

Posizione

Nazione: France
Stato / Regione / Provincia: Occitanie
Città: Bédarieux
Cap: 34600
Pubblicato: 17/10/2025

Descrizione:

Friendly village of the Mare valley, with cafe, restaurant, 30 minutes from Beziers, 5 minutes from Herepian, 10 minutes from Bedarieux and Lamalou les Bains and 50 minutes from the beaches.

Superb stone farmhouse, ideally located within walking distance of the river beaches and a charming picturesque village, renowned for its excellent restaurant. Just a 10-minute drive from all amenities (supermarkets, shops, restaurants), this property enjoys a rare setting: wooded grounds of approximately 19209 m2, completely secluded, offering absolute tranquillity. The house, in excellent condition, has 3 bedrooms, 2 bathrooms and charms with its authentic character combined with a peaceful and bucolic atmosphere.

Ground = Entrance hall leading to a 33.5 m2 living room with fireplace + 14 m2 fitted kitchen (base units, electric oven, hob, fridge, dishwasher) + 13.5 m2 bedroom + 6.3 m2 shower room (walk-in shower, WC, washbasins).

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1st (wing A) = 23 m2 bedroom with sloping ceiling and en-suite 3.1 m2 shower room (shower, washbasin, toilet).

1st (wing B) = 11.3 m2 bedroom.

Outside = Large 19209 m2 hillside plot, part of which is on the other side of the road leading down to the river (not accessible, needs cleaning) + beautiful stone terrace + storage cellars.

Miscellaneous = Electric heating and fireplace + property tax of 900 Euros + double glazing + house built in 1980 + possibility to negotiate certain furniture items + mains electricity + water from borehole + individual sanitation system to be reviewed (foresee about 12000 Euros).

Price = 280.800 Euros (Charming, comfortable and bucolic!)

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

Property Id: 75981 Property Size: 105 m2

Property Lot Size: 19,209 m²

Bedrooms: 3
Bathrooms: 2

Reference: VB280800E

Other Features

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

With Land/Garden

Condizione: Excellent

Comune

Camere da letto: 3
Bagni: 2

Finito piedi quadrati: 105 mq Dimensione del lotto: 19209 mq

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Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Sì

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.713.565

