



## Pleasant Villa With 2 Separate Dwellings, Several Outbuildings And Garage On A 1017 M2 Plot With Lovely Views.



### 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
Telefono:	+33 (467) 363-428
Languages:	English, French
Sito web:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 391,396.1

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	34460
Pubblicato:	05/02/2026

### Descrizione:

Highly sought-after and charming village in the Orb valley with beautiful river running through it, offering all amenities (cafes, restaurants, bakeries, butcher, supermarket, doctor, pharmacy:), located 7 minutes from Murviel-les-Beziers, 25 minutes from Beziers and 35 minutes from the beaches !

Pleasant traditionally built villa with a total surface area of 178 m2, offering 2 separate dwellings (each with completely independent access !). It comprises a ground-floor dwelling of 88 m2 offering 3 bedrooms, 1 shower room, and a living area with open-plan kitchen. As well as a second dwelling on the first floor of 90 m2, also composed of 3 bedrooms, a shower room, a living area with open-plan kitchen and a mezzanine ! In addition, there are several outbuildings that can be renovated, totalling approximately 118 m2, a 37 m2 garage, all set on a pleasant landscaped plot of 1017 m2 with several fruit trees, just steps from the river and enjoying lovely surrounding views ! Quiet setting, in a highly desirable village ! Superb potential for seasonal rental investment !

Dwelling of 88 m2



---

Ground = Entrance into a fully fitted kitchen of 21m<sup>2</sup> with large bay windows (new american-style refrigerator, electric oven, microwave, built-in dishwasher, double sink, electric hob, extractor hood, bar area and ample cupboard storage) + living area (lounge/dining room) of 26 m<sup>2</sup> with wood-burning stove and bay windows opening onto the garden + hallway of 5.52 m<sup>2</sup> + WC with hand basin of 1.94 m<sup>2</sup> + shower room of 4.33 m<sup>2</sup> (shower, double vanity unit, heated towel rail) + bedroom of 9.62 m<sup>2</sup> + bedroom of 11.11 m<sup>2</sup> + bedroom of 8.63 m<sup>2</sup>.

Dwelling of 90 m<sup>2</sup>

1st = External staircase access leading to an 18 m<sup>2</sup> south-facing terrace + living area of 25 m<sup>2</sup> with fully fitted open-plan kitchen of 11.72 m<sup>2</sup> (dishwasher, double sink, gas hob, extractor hood, electric oven, microwave, refrigerator) + hallway of 3.21 m<sup>2</sup> + WC of 2.33 m<sup>2</sup> + shower room of 4.92 m<sup>2</sup> (shower, double vanity unit, heated towel rail) + 3 bedrooms of 10.46 m<sup>2</sup>, 10.44 m<sup>2</sup> and 10 m<sup>2</sup>, each with built-in wardrobe + 12 m<sup>2</sup> mezzanine.

Several outbuildings and annexes totalling approximately 118 m<sup>2</sup> + 37 m<sup>2</sup> garage.

Exterior = Pleasant landscaped plot of 1017 m<sup>2</sup> with a well ( pump) + several fruit trees (cherry, almond, pear, apple;) + front terrace of more than 30 m<sup>2</sup>.

Additional features = 2 independent dwellings + tiled and parquet flooring + double glazing + electric roller shutters + mosquito screens + ducted reversible air conditioning + electric heating + wood-burning stove + thermodynamic hot water tank + connected to mains drainage + located in red zone (will NEVER flood as we are on the other side of the river) + estimated amount of annual energy consumption for standard use: between 2480 Euros and 3410 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 870 Euros.

Price = 334.800 Euros (Excellent potential for seasonal rentals !)

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 : 79708

Property Size: 178 m<sup>2</sup>

Property Lot Size: 1,017 m<sup>2</sup>

Bedrooms: 6

Bathrooms: 2

Reference: C334800E

### **Other Features**

Courtyard

Immediately Habitable

Outside space



Private parking/Garage  
Rental Potential  
Terrace  
With Land/Garden

## Comune

Camere da letto:	6
Bagni:	2
Finito piedi quadrati:	178 mq
Dimensione del lotto:	1017 mq

## Room details

Indoor Features:	Fitted kitchen
------------------	----------------

## Utility details

Heating:	Si
----------	----

## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX8.166.987
-----------	-------------

