



## Charming Village House With 101 M2 Of Living Space, 4 Bedrooms And A Lovely Sunny Terrace.



### Informazioni sull'Agente

Nome:	Freddy Rueda
Nome della ditta:	Freddy Rueda Sarl
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Experience since:	
Tipo di servizio:	Selling a Property
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 241,787.52

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Laurens
Cap:	34480
Pubblicato:	08/06/2026

### Descrizione:

A circular village with all amenities, including cafes, schools, restaurants, a grocery shop and a bakery, 15 minutes from Beziers, 25 minutes from the beaches and 15 minutes from the river Orb.

Charming village house, offering 101 m2 of living space with 4 bedrooms and 2 bathrooms. It features a pleasant 28 m2 terrace, ideally situated and sunny with lovely views. Located in the heart of the village, this house is perfect as a second home or a permanent residence, offering all the necessary comforts throughout the year. The house is sold with 2 separate, non-contiguous agricultural plots situated approximately 2-3 kilometres from the house.

Ground = 5 m2 entrance hall + 13 m2 bedroom + 2.8 m2 bathroom (bath, toilet, washbasin) + 10 m2 bedroom/storage room (with a former 3.6 m2 shower room) and access to the 25 m2 workshop.

1st = 22 m2 living room with access to the terrace and opening onto a 13 m2 kitchen (hob, extractor hood, fridge) + 28 m2 terrace with retractable awning.



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2nd = 3.5 m<sup>2</sup> hall + 2 bedrooms (18.5 m<sup>2</sup> and 10 m<sup>2</sup>) + 3.5 m<sup>2</sup> shower room (shower, washbasin, toilet).

Miscellaneous = Wood-burning stove in the living room and reversible air conditioning in the bedrooms + council tax of 471 Euros + possibility to negotiate the price of some furniture + the house is sold with two separate, non-contiguous plots of agricultural land, located approximately 2-3 kilometres from the house + option to purchase a Suzuki Jimny Maori (2006), 120000 km for 7000 Euros.

Price = 209.000 Euros (Cosy, charming and with a lovely terrace)

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 : 86184

Property Size: 101 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: SL209000EC

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

### **Comune**

Camere da letto: 4

Bagni: 2

Finito piedi quadrati: 101 mq

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.582.754



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