



## Charming 18th Century Village House, Entirely Renovated, With 2 Bedrooms And A Sunny Terrace.



### 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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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 134,858.6

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Bédarieux
Cap:	34600
Pubblicato:	15/06/2026

### Descrizione:

A pleasant and dynamic village with all amenities, north of Beziers, only minutes from Lamalou les Bains for golf, 40 minutes from beaches and 40 minutes from Beziers, the airport and the A9 motorway.

In a quiet area in the historical quarter, a few steps to the village centre, charming 18th century village house, entirely renovated, with about 60 m<sup>2</sup> of living space over two floors, offering an open-plan lounge with dining area and kitchen, 2 bedrooms, shower room and a sunny south-facing terrace. A well maintained house, ideal turn-key second home or permanent residence.

Ground = Small private courtyard and cellar of 60 m<sup>2</sup> (ideal workshop or convert into studio).

1st = Entrance via the terrace of 14 m<sup>2</sup> + open plan kitchen and lounge with dining area of about 30 m<sup>2</sup>.

2nd = 2 bedrooms of 12 m<sup>2</sup> each + shower room of 6 m<sup>2</sup> (shower, sink, wc).

Sundry = Electric heating + insert fireplace + entirely renovated + estimated amount of annual energy



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consumption for standard use: between 1729 Euros and 2339 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 547 Euros + furniture included + can be rented out for season rentals at around 550 Euros/week.

Price = 118.800 Euros ( Rare !)

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 : 86472

Property Size: 60 m2

Bedrooms: 2

Bathrooms: 1

Reference: HL118800E

### Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

### Comune

Camere da letto: 2

Bagni: 1

Finito piedi quadrati: 60 mq

### Utility details

Heating: Si

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.590.813



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

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