



## Beautifully Renovated House With 4 Bedrooms, Garage, Terrace And Garden, In An Idyllic Environment.



### 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:        | EUR 297,000 |

#### Posizione

|                              |            |
|------------------------------|------------|
| Nazione:                     | France     |
| Stato / Regione / Provincia: | Occitanie  |
| Città:                       | Roquebrun  |
| Cap:                         | 34460      |
| Pubblicato:                  | 12/06/2026 |

#### Descrizione:

A peaceful hamlet with no local shops, nestled in the heart of the Orb Valley (unspoilt nature, river access and breathtaking views), located just 15 minutes from Roquebrun (a stunning village offering several cafes, restaurants and a grocery store), 30 minutes from Lamalou-les-Bains and 50 minutes from the Mediterranean beaches!

Beautifully renovated house, offering 137 m2 of living space (over 2 levels), comprising a charming living room, a dining room, a fully fitted kitchen, 4 bedrooms, 2 shower rooms, a second kitchen/utility room, as well as a garage. In addition, the property benefits from a 150 m2 garden and a terrace. Set in an idyllic environment, in the very heart of the Orb Valley, close to the river and numerous hiking trails. Peace, tranquillity and nature are guaranteed! Sold fully furnished! Possibility of dividing the property into 2 independent dwellings.

Basement = Garage of approximately 20 m2 (suitable for one vehicle).

Ground = 21.52 m2 dining room + 12.62 m2 bedroom + 6 m2 shower room (walk-in shower, heated



towel rail, washbasin, WC) + fully fitted 13.80 m<sup>2</sup> kitchen (wall and base units, electric oven, microwave, electric hob, extractor hood, American-style refrigerator, dishwasher, sink).

1st = Beautiful custom-made spiral staircase (spacious) + 12 m<sup>2</sup> hallway + 7.10 m<sup>2</sup> small bedroom or office + 9.17 m<sup>2</sup> shower room (WC, bidet, walk-in shower, heated towel rail, vanity unit) + 11.93 m<sup>2</sup> bedroom + 11.30 m<sup>2</sup> bedroom with built-in wardrobes + 8.77 m<sup>2</sup> kitchen/utility room (double sink, washing machine, tumble dryer) + 22.45 m<sup>2</sup> living room with fireplace insert and a second entrance leading directly to the garden and terrace.

Outside = Pleasant 150 m<sup>2</sup> garden + terrace of approximately 6 m<sup>2</sup>.

Additional features = Fully renovated throughout (electrical system, plumbing, roof, etc.) + sold furnished + fireplace insert + tiled flooring + electric heating + double glazing + wooden shutters + connected to mains drainage + private parking spaces around the house + estimated amount of annual energy consumption for standard use: between 2645 Euros and 3579 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 698 Euros.

Price = 297.000 Euros (Fully renovated, no work required!)

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 : 86394

Property Size: 137 m<sup>2</sup>

Property Lot Size: 247 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: ER297000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Comune

Camere da letto: 4

Bagni: 2



Finito piedi quadrati: 137 mq  
Dimensione del lotto: 247 mq

### **Room details**

Indoor Features: Fitted kitchen

### **Utility details**

Heating: Sì

### **Rental details**

Furnished: Sì

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.590.816

