



A Lovely Village House, Converted Into Two Flats, With A Terrace, Views And A Courtyard With A Swimming Pool.



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 376,625.83

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Poilhes
Cap:	34310
Pubblicato:	30/06/2026

Descrizione:

A lovely village on the Canal du Midi with restaurants and local shops, 5 minutes from Capestang, 15 minutes from Beziers and 20 minutes from Narbonne, 10 minutes from the motorway and 20 minutes from the beaches.

A very charming, fully renovated village house, offering high-quality fixtures and fittings and great potential. It comprises a self-contained flat with 55 m² of living space and a pleasant 40 m² courtyard featuring a small heated swimming pool - ideal for enjoying sunny days - and a 120 m² duplex spread over the first and second floors, comprising 3 bedrooms and a lovely living area opening onto a terrace with unobstructed views. A garage completes the property.

Ground = 25 m² garage (not let) + flat comprising an 18 m² kitchen/living room + 9 m² hall + 8 m² pantry/study + 8.2 m² shower room (shower, washbasin, toilet) + 11.5 m² bedroom + 40 m² courtyard with heated swimming pool (4x3m, chlorinated).

1st = Entrance via a 9.5 m² pantry/laundry room + 45 m² living room/fitted kitchen (wall and base units,



hob, extractor hood, oven, microwave, dishwasher) with access to the terrace + 9.2 m2 bedroom + 3.8 m2 shower room (2 washbasins, shower, toilet).

2nd = Hall of 2.6 m2 + 2 bedrooms with sloping ceilings of 25.6 m2 and 20.5 m2 + shower room of 5.4 m2 (shower, washbasin, WC).

Outside = Lovely 28 m2 terrace with superb views + 40 m2 courtyard with heated swimming pool (4x3m, chlorinated).

Miscellaneous = Annual property tax of 1717 Euros + double glazing + electric heating and reversible air conditioning + no work required.

Price = 329.000 Euros (Charming house in a lovely village)

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 : 87344
Property Size: 175 m2
Bedrooms: 4
Bathrooms: 3
Reference: P329000E

Other Features

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

Comune

Camere da letto: 4
Bagni: 3
Finito piedi quadrati: 175 mq

Room details

Indoor Features: Fitted kitchen



Utility details

Heating: Si

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.655.302

