



## A Delightful, Fully Renovated Village House Offering 116 M2 Of Living Space With 3 Bedrooms, Combining Comfort And Authenticity.



### 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 246,284 |

### Posizione

|                              |            |
|------------------------------|------------|
| Nazione:                     | France     |
| Stato / Regione / Provincia: | Occitanie  |
| Città:                       | Pezenas    |
| Cap:                         | 34120      |
| Pubblicato:                  | 09/07/2026 |

### Descrizione:

A charming village with full amenities (cafe, restaurant, tabac, bakery, butcher, pharmacy, grocery store, hairdresser, :), ideally located just 10 minutes from Pezenas (a beautiful historic town), 25 minutes from Beziers, and 25 minutes from the beaches !

A delightful, fully renovated village house offering 116 m2 of living space, combining comfort and character. You will be captivated by its magnificent period stone staircase, the true centrepiece of the home. The property offers a total of 3 bedrooms, a bright living area, a separate kitchen, a utility room, a laundry room, a shower room, and a light-filled mezzanine. Located in the heart of the village with ample nearby parking. Superb property with high-quality finishes !

Ground = Spacious entrance hall of 12.05 m2 + living room of 15.19 m2 with pellet stove and beautiful travertine flooring + kitchen of 4.72 m2 (fitted with upper and lower cabinets, sink, induction hob, electric oven, integrated dishwasher, fridge) + utility room of 4 m2 (ideal for storage).



Half level = Magnificent period stone staircase, the architectural centrepiece of the house, with a landing of 5.32 m2.

1st = Landing of 5.17 m2 + laundry room of 2.70 m2 + large bedroom of 17.28 m2 with decorative period fireplace and traditional terracotta floor tiles + shower room of 5m2 (shower, WC, washbasin, towel dryer).

1st and half level = Landing of 5.27 m2.

2nd = Landing of 4.67 m2 + bright mezzanine of 11 m2 (ideal as a solarium or office space) + corridor of 3.25 m2 + bedroom of 8.85 m2 + bedroom of 11.63 m2.

Additional features = Fully renovated property (insulation, electrical system, plumbing, facade, :) + pellet stove + travertine and traditional terracotta flooring + double glazing + wooden shutters + furniture negotiable + ample nearby parking + estimated amount of annual energy consumption for standard use: between 1270 Euros and 1760Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + very low annual property tax of 324 Euros.

Price = 216.000 Euros (A truly charming, fully renovated home combining comfort, authenticity and character!)

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](https://georisques.gouv.fr)

Property Id : 88630

Property Size: 116 m2

Bedrooms: 3

Bathrooms: 1

Reference: AP226800EE

## Other Features

Immediately Habitable

Latest properties

Rental Potential

## Comune

Camere da letto: 3

Bagni: 1

Finito piedi quadrati: 116 mq



# IMLIX

**Mercato Immobiliare IMLIX**

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

---

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX8.709.372

