



## Very Pretty Country House With 145 M2 Of Living Space On 1255 M2 Of Land With Pool And 7400 M2 Of Non Attached Woods And Land.



### Agent Info

Naam:	Freddy Rueda
Bedrijfsnaam:	Freddy Rueda Sarl
Mistlampen:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (467) 363-428
Languages:	English, French
Website:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 336,960

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Olargues
Postcode:	34390
Geplaatst:	04-07-2025

### Omschrijving:

Lovely hamlet with no shop, 5 minutes drive from a small village with one shop, located 7 minutes drive from Olargues, 15 minutes from Mons la Trivalle, 30 minutes from Bedarieux, and an hour from Beziers.

Super pretty country house with 145 m2 of living space on 1255 m2 of land (including a sloping part to the river) offering 5 bedrooms and 3 bathrooms plus a small ruin of 30 m2, jacuzzi and pool. Superb peaceful location. The house is sold with 7400 m2 of non attached woods and land.

Ground = Cellar of about 30 m2 + entrance hall of 8 m2 + lounge of 25 m2 + kitchen of 15 m2 (oven, gas hob, lower units, dishwasher, fridge, sink, extractor) leading to a small terrace + hall of 5 m2 + WC + bathroom of 5 m2 (bidet, bath and washbasin) + 3 bedrooms of 10 m2, 10 m2 and 11 m2.

1st = Hall of 1.5 m2 + office bedroom of 15 m2 leading to an en suite bedroom of 20 m2 (shower, WC and washbasin) + en suite bedroom of 20 m2 (shower and washbasin).

Exterior = Nice garden behind the house with pool and garden on the side of the property (sloping to the



river) + jacuzzi in a lovely courtyard + 2 small ruins of 30 m2 in front of the house and 15 m2 in front and on the side of the house + non attached wood and land of 7400 m2.

Extras = Wood burner and oil central heating + estimated amount of annual energy consumption for standard use: between 1948 Euros and 2636 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 455 Euros + there is established reputation of the house with an annual summer holiday rental income (12-15000 Euros).

Price = 336.960 Euros (Top location !)

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 : 77198

Property Size: 145 m2

Property Lot Size: 8,655 m2

Bedrooms: 5

Bathrooms: 3

Reference: FO432000E

## Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

## Algemeen

Slaapkamers: 5

Badkamers: 3

Afgewerkte vierkante meter: 145 m<sup>2</sup>

Lot Afmeting: 8655 m<sup>2</sup>

## Utility details

Heating: Ja

## Building details

Outdoor Amenities: Pool

## Lease terms



Date Available:

## **Contact information**

IMLIX ID:

IX7.239.689

