



4 room, 88m2 House for sale in Lignan sur orb - 265 000

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Agent Info

Naam: Patrick Gibbins
Bedrijfsnaam: Artaxa Immo Sarl
Mistlampen: France
Experience since: 2008
Service Type: Selling a Property
Specialties:
Property Type: Apartments, Houses
Telefoon:
Languages: French
Website:

Advertentie details

Vastgoed voor: Koop
Prijs: USD 309,665.41

Locatie

Aanbevolen Auto Onderdelen: France
Staat/Regio/Pronvincie: Occitanie
Postcode: 34490
Geplaatst: 24-07-2025
Omschrijving:
For Sale - Move-In Ready Home Just 5 km from Downtown Beziers!

Peaceful Neighborhood - Close to Amenities

Looking for peace and quiet without giving up city convenience? Discover this charming single-story home, perfectly located in a calm residential area just 5 minutes from the heart of Beziers.

Property Highlights:

- * 241 m2 plot with a 24 m2 tiled terrace - ideal for outdoor dining and relaxing.
- * Bright 35 m2 living area with a fully equipped open kitchen, modern and welcoming.
- * 3 bedrooms (10 m2, 9 m2, 9 m2), two of which feature built-in wardrobes.
- * Renovated shower room (2024) with large storage and modern walk-in shower.
- * Separate wall-mounted WC.



* 15 m2 garage with mezzanine for extra storage space.

Comfort & Features:

* Ducted heat pump system + electric radiators for optimal year-round comfort.

* PVC double-glazed windows with manual roller shutters.

* Solar panels installed in 2024 - great for reducing energy bills!

* 2024 Property tax: only €1,000

What We Love:

No work needed - this home is 100% move-in ready!

Ideal for a young couple, small family, or as a low-maintenance second home close to the coast and countryside.

Don't miss out - schedule a viewing today!

This rare gem won't stay on the market for long.

About Lignan-sur-Orb

Located just outside Beziers, Lignan-sur-Orb is a charming and peaceful village known for its green surroundings and high quality of life. Nestled along the Orb River, it offers the perfect balance between tranquility and convenience.

With local shops, schools, and sports and cultural facilities, Lignan-sur-Orb provides everything needed for comfortable family living. Only 5 km from the heart of Beziers, it allows residents to enjoy all the benefits of city life while living in a calm, semi-rural setting.

Its friendly atmosphere, natural landscapes, cycling paths, and riverside walks make it a highly sought-after area—ideal for families, retirees, or professionals looking for a serene environment close to town.

Information on the risks to which this property is exposed is available on the website Georisques

Our Fee Schedule

* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.



Algemeen

Slaapkamers:	3
Afgewerkte vierkante meter:	88 m ²
Lot Afmeting:	241 m ²

Room details

Total rooms:	4
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.351.582
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