



Pretty Small Stone House To Renovate With A Potential Of 80 M2 Of Living Space And 2 Gardens.



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:	https://realestateoccitane.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 68,193.34

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34220
Geplaatst:	22-10-2025
Omschrijving:	

Hamlet in the Parc Regional du Haut Languedoc, no shops, at 580 m altitude, 2 minutes from Courniou les Grottes, 5 minutes from St Pons de Thomieres, 1h20 from Beziers, 1h30 from Montpellier and 1h45 from the beaches.

Situated in a peaceful, secluded hamlet, ideal for lovers of nature and tranquillity, this pretty stone house offers great potential with around 80 m2 of living space to be converted as you wish. It has two perfect small gardens of around 100 m2 each to enjoy the surrounding natural environment. At an altitude of 580 m, this property is located in the heart of the Haut-Languedoc Regional Park, in an unspoilt environment with no shops in the immediate vicinity, but with authentic charm.

Ground = 20 m2 independent cellar + 17 m2 room with fireplace.

1st = 23 m2 living room + 2.3 m2 shower room (shower, washbasin, WC) + 5 m2 staircase hall + 2 bedrooms of 8 m2 and 7 m2.

Exterior = 100 m2 garden on ground floor and 100 m2 garden on 1st floor.

Miscellaneous = City water/electricity and mains drainage + revised roof + renovation to foresee



(windows, insulation, kitchen, bathroom) + not subject to energy performance diagnostics.

Price = 59.000 Euros (Nice potential, quiet 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 Geo-risks website: georisques.gouv.fr

Property Id : 68678

Bedrooms: 2

Bathrooms: 1

Reference: CS59000E

Other Features

Outside space

Renovation required

With Land/Garden

Algemeen

Slaapkamers: 2

Badkamers: 1

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.726.769

