



## Superb Little Farmhouse Built In 2005, With 75 M2 Of Living Space On A Terraced Plot Of 2540 M2 With A Swimming Pool And Lovely Views.



### Agent Info

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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 245,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Bédarieux
Postcode:	34600
Geplaatst:	07-04-2026

### Omschrijving:

A pleasant little town in the Orb valley, with primary and secondary schools, cafes, restaurants and supermarkets, 30 minutes from Beziers, 10 minutes from Lake Salagou and 45 minutes from the beaches.

Superb little farmhouse built in 2005, offering 75 m2 of living space comprising 3 bedrooms, on a terraced plot of 2540 m2. This house with its unusual charm will not suit everyone, but it will appeal to lovers of authenticity, comfort and character.

You will enjoy a pleasant little swimming pool adjoining the terrace and small garden, ideal for relaxing in peace and quiet. Located on the heights of a small town in the Orb valley, the house enjoys a quiet environment while remaining close to shops and restaurants.

Ground = Entrance hall leading to a 35 m2 fitted kitchen/living room (wall and base units, electric oven, microwave, induction hob, fridge, freezer with 3 drawers) + access to a terrace area of about 50 m2 (where you can put a large table and garden lounge) + 8 m2 shower room (laundry area, shower, toilet, double sinks).



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First= 3 bedrooms measuring 8.5 m2, 9 m2 and 10.5 m2.

Outside = Large terraced plot of 2540 m2 with access to a small stream (water in winter only) + above-ground swimming pool (5x3m, chlorine) + parking space (2/3 cars) + no access for motorhomes due to narrow street + garden shed.

Miscellaneous = Reversible air conditioning and electric heating + double glazing + property tax of 1149 Euros + estimated amount of annual energy consumption for standard use: between 1131 Euros and 1531 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + land maintenance of 550 Euros/year + house built in 2005 + possibility to negotiate certain furniture items + mains electricity + communal water + sewage with microstation.

Price = 245.000 Euros (Very nice, unique and no work needed!)

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 : 82415

Property Size: 75 m2

Property Lot Size: 2,540 m2

Bedrooms: 3

Bathrooms: 1

Reference: BB269000EE

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## **Algemeen**

Slaapkamers: 3

Badkamers: 1

Afgewerkte vierkante meter: 75 m<sup>2</sup>

Lot Afmeting: 2540 m<sup>2</sup>

## **Room details**

Indoor Features: Fitted kitchen



## Utility details

Heating: Ja

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.388.702

