



Charming Character House With 140 M2 Of Living Space, Annexe And Garden With Swimming Pool And Views.



Agent Info

Naam:	Freddy Rueda
Bedrijfsnaam:	Freddy Rueda Sarl
Mistlampen:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Website:	https://realestateoccitane.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 265,736.25

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Fouzilhon
Postcode:	34480
Geplaatst:	06-05-2026

Omschrijving:

Medieval fortified village with bar/grocery and street shops (fish, pizza and butcher once a week), local producers' food co-op, thriving theatre and music venue. Primary school, 5 minutes from Magalas, 20 minutes from Beziers, 20 minutes from Pezenas and 25 minutes from the beaches.

A house steeped in history with a cellar, during a longtime the home of a family of winegrowers, offering 140 m2 of living space with 5 bedrooms and 2 bathrooms. Opposite and higher than the house is a garden with magnificent views over the surrounding countryside, complete with a large above-ground swimming pool in excellent condition, sun deck and dining terrace. A small annex, in need of renovation, completes the property. The house is in need of modernisation, both decoratively and technically, including the installation of a more efficient heating system and glazing that meets current standards. Situated in a charming medieval village, just 5 minutes from a market town with all amenities. An ideal location for a family residence or holiday home in the heart of the south. Successful rental holiday record over the past twenty summers.

Basement = Cellar.

Ground = Entrance into 35 m2 living room/kitchen with storage cupboard and laundry area + 3 m2 hall +



WC + 12 m2 bedroom + 3 m2 shower room (washbasin, shower) + 13.5 m2 bedroom.

1st = 15 m2 hall + 25 m2 bedroom or living room + 6 m2 bathroom (bath, bidet, WC, washbasin) + 13.5 m2 bedroom + 13.5 m2 bedroom with balcony and superb views.

Exterior = Plot of 390 m2 in front of the house with private parking, above-ground swimming pool, stone shed and terrace with magnificent views + small plot to the side of the house of 75 m2 with small stone ruin (approximately 15 m2).

Miscellaneous = Single glazing + need for better heating system + possibility of negotiating some furniture + estimated amount of annual energy consumption for standard use: between 2989 Euros and 4043 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + 870 Euros property tax + need for refurbishment + tons of character and superb location.

Price = 229.000 Euros (Atypical and charming !)

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

Property Id : 84252
Property Size: 140 m2
Property Lot Size: 583 m2
Bedrooms: 5
Bathrooms: 2
Reference: FL259000EEE

Other Features

Immediately Habitable
Latest properties
Outside space
Private parking/Garage
Rental Potential
Swimming Pool
Terrace
With Land/Garden

Conditie: Excellent

Algemeen

Slaapkamers: 5
Badkamers: 2
Afgewerkte vierkante meter: 140 m²



Lot Afmeting: 583 m²

Utility details

Heating: Ja

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.448.503

