



A Lovely Village House With 80 M2 Of Living Space, Including 3 Bedrooms And A Roof Terrace.



Agent Info

Naam:	Freddy Rueda
Bedrijfsnaam:	Freddy Rueda Sarl
Mislampen:	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 112,792.86

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34480
Geplaatst:	19-05-2026
Omschrijving:	

Village with all amenities, including bakeries, a butcher's, a grocery shop, a cafe, a school and a restaurant. It is 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

A charming village house on three levels, situated in a very quiet setting in the heart of the village. It offers three bedrooms as well as a pleasant French roof terrace on the top floor, enjoying lovely unobstructed views over the rooftops and the village. Some refurbishment work is required to bring it up to modern standards, but no major structural work is needed. A house full of charm, ideal as a main residence, second home or investment, offered at an attractive price. The house is sold furnished.

Ground = Entrance leading to a 14.4 m2 kitchen + 3 m2 hall + 10.3 m2 living room.

1st = 4 m2 hall + 2 bedrooms of 9 m2 and 12.7 m2 + 2.9 m2 shower room (shower, washbasin, WC).

2nd = Large room/bedroom of 25 m2 opening onto a 7 m2 terrace.

Miscellaneous = Heating to be installed + roof in good condition + annual council tax of approximately 360 Euros + double glazing + some refurbishment required + house sold furnished.



Price = 97.200 Euros (Nice house at a reasonable price)

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 : 84769
Property Size: 80 m²
Bedrooms: 3
Bathrooms: 1
Reference: LS97200E

Other Features

Immediately Habitable
Latest properties
Outside space
Rental Potential
Terrace

Conditie: Good

Algemeen

Slaapkamers: 3
Badkamers: 1
Afgewerkte vierkante meter: 80 m²

Utility details

Heating: Ja

Rental details

Furnished: Ja

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.476.961



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