



## A Charming, Characterful Village House, Fully Renovated, Offering 250 M2 Of Living Space And A Lovely Garden With A Swimming Pool.



### 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
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 555,499.73

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34480
Geplaatst:	26-05-2026
Omschrijving:	

Village with all amenities, primary school, a grocery shop, a bakery, a butcher's, restaurants and a cafe, and a medical centre. It is 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

Superb, fully renovated stone house offering 250 m2 of living space, including a separate 63 m2 apartment. In total, the property comprises 7 bedrooms and 4 bathrooms, including 3 en-suite bedrooms. The house features a pleasant terrace opening onto a magnificent 590 m2 garden with trees and a swimming pool, as well as several areas designed for relaxation and making the most of the outdoors. A property full of charm, combining authenticity and comfort. Don't delay - come and see it for yourself.

Ground = 9 m2 entrance hall + 26 m2 garage with access to a 63 m2 apartment : 28 m2 living room/kitchen with access to the garden + 2.4 m2 hallway + 5.7 m2 utility room + 11 m2 en-suite bedroom with 4.7 m2 en-suite shower room (washbasin, toilet, walk-in shower) + shower room of 4 m2 (shower, WC, basin).

1st = 50 m2 living room/kitchen opening onto a balcony/terrace + 18 m2 en-suite bedroom with a 4.7 m2



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shower room (washbasin, toilet, walk-in shower) + 13.5 m<sup>2</sup> en-suite bedroom with a 4 m<sup>2</sup> bathroom (washbasin, toilet, bath).

2nd = 1.7 m<sup>2</sup> hall + 3 bedrooms with sloping ceilings of 18 m<sup>2</sup>, 25 m<sup>2</sup> and 30 m<sup>2</sup> + 12 m<sup>2</sup> shower room (shower, washbasin, toilet).

Outside = Lovely landscaped garden with swimming pool (9 x 4 m) + terrace/balcony with access to the garden.

Miscellaneous = Annual council tax of 951 Euros + estimated amount of annual energy consumption for standard use: between 3814 Euros and 5160 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + double glazing + oil-fired central heating + option to purchase some furniture.

Price = 477.000 Euros (Very spacious property in the village centre)

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 : 84856

Property Size: 250 m<sup>2</sup>

Property Lot Size: 725 m<sup>2</sup>

Bedrooms: 7

Bathrooms: 4

Reference: LS477000E

## **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## **Algemeen**

Slaapkamers: 7

Badkamers: 4



Afgewerkte vierkante meter: 250 m<sup>2</sup>  
Lot Afmeting: 725 m<sup>2</sup>

## Utility details

Heating: Ja

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.506.032

