



## A Superb Townhouse With 250 M2 Of Living Space, Garage, Garden And Pool.



### 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:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 569,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34490
Geplaatst:	26-05-2026
Omschrijving:	

A charming village with all amenities, cafes, restaurants, primary and secondary schools, : just 15 minutes from Beziers, 15 minutes from the A9 and A75 motorways, and 25 minutes from the beaches.

A superb townhouse with approximately 250 m2 of living space, offering seven bedrooms and four bathrooms, set on a lovely landscaped plot of 510 m2 in the heart of the village. The charming garden features a swimming pool that perfectly complements the outdoor space. The property has retained many original features that give it exceptional character: cement tiles, marble fireplaces, high ceilings and generous room sizes. An elegant and welcoming home, rare on the market, full of character and well worth a visit. The house is sold furnished.

Ground = 17 m2 entrance hall + 25 m2 dining room with French windows opening onto the garden + 22 m2 kitchen (wall and base units, cooker, extractor hood, dishwasher, fridge) + 5.4 m2 pantry with laundry area + 6.7 m2 hallway + 5.8 m2 shower room (shower, washbasin, WC) + 2 bedrooms (9 m2 and 12.4 m2) + 35 m2 garage.

1st = Hall (8.7 m2) + bedroom (14.8 m2) + living room/bedroom (18 m2) + bedroom (15.5 m2) + study area (8 m2) with access to a balcony + hall (17 m2) + bedroom (17 m2) + shower room (4.6 m2) (shower, WC, washbasin) + 15.3 m2 en-suite bedroom with 5.7 m2 shower room (shower, washbasin, WC) + 16



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m2 en-suite bedroom with 6.5 m2 shower room (bath, washbasin, WC).

2nd = Attic storage space (not suitable for living).

Outside = 390 m2 garden with terrace and heated swimming pool (8.5 x 3.5 m, salt-water).

Miscellaneous = Town gas central heating + house in excellent condition + property tax of 2500 Euros + sold furnished + house rented 2500 Euros/week in high season.

Price = 569.000 Euros (Superb property)

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 : 85187

Property Size: 250 m2

Property Lot Size: 510 m2

Bedrooms: 7

Bathrooms: 4

Reference: M569000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Conditie: Excellent

## Algemeen

Slaapkamers: 7

Badkamers: 4

Afgewerkte vierkante meter: 250 m<sup>2</sup>

Lot Afmeting: 510 m<sup>2</sup>

## Utility details

Heating: Ja



## **Building details**

Outdoor Amenities: Pool

## **Rental details**

Furnished: Ja

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.506.034

