



Charming Village House In Excellent Condition, Offering 90 M2 Of Living Space, Close To All Amenities.



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:	https://realestateoccitane.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 119,000

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34480
Geplaatst:	15-06-2026
Omschrijving:	

The village features a bar/cafe, restaurants, a pizzeria, a grocery shop, a bakery, a newsagent and a school, and is 20 minutes from Beziers, 25 minutes from the beaches and 15 minutes from the river Orb.

Charming village house fully renovated around fifteen years ago, ideally situated in the heart of the village. It offers approximately 90 m2 of living space, comprising two bedrooms with en-suite bathrooms. Full of character and with a unique charm, this house makes an ideal holiday home or a perfect first purchase for a young couple. An attractive opportunity to enjoy an authentic and friendly living environment.

Ground = Entrance into a 25 m2 living room/fitted kitchen (wall and base units, ceramic hob, electric oven, extractor hood, fridge) with a fireplace + 5 m2 shower room/laundry room (washbasin, toilet, washing machine, tumble dryer) and a pellet stove.

1st = 20 m2 en-suite bedroom with a shower room (walk-in shower, washbasin, toilet) + 11 m2 lounge.

2nd = 29 m2 en-suite bedroom with a large bathroom (bath, shower, washbasin, toilet) + 10 m2 mezzanine.



Miscellaneous = Property tax of 405 Euros + well situated in the heart of the village + parking nearby (50m) + electric heating + TV/Sat/internet connection on every floor + double glazing.

Price = 119.000 Euros (Charming and cosy)

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 : 86450
Property Size: 90 m²
Bedrooms: 2
Bathrooms: 1
Reference: SG119000E

Other Features

Immediately Habitable
Latest properties
Rental Potential

Algemeen

Slaapkamers: 2
Badkamers: 1
Afgewerkte vierkante meter: 90 m²

Room details

Indoor Features: Fitted kitchen

Utility details

Heating: Ja

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.590.814



IMLIX

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