



A Charming Stone Village House With 149 M2 Of Living Space, 3 Bedrooms, 2 Bathrooms, Terraces And Garden.



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 336,184.95

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34460
Geplaatst:	22-06-2026
Omschrijving:	

A pretty and lively village with a cafe and restaurant, at only 10 minutes from the river and Cessenon sur Orb (with shops, bars and restaurants), at only 20 minutes from Beziers and the airport, 40 minutes from the beach, and less than an hour from Montpellier.

In a central but quiet area, a charming and well maintained stone village house offering 149 m2 of living space with 2-3 bedrooms, 2 bathrooms, a lovely open-plan kitchen and lounge with dining area with direct access to terraces and the garden of 175 m2.

Ground = Stairs up to entrance and access to the cellars of about 70 m2, ideal for a small car, motorcycles or studio/workshop.

1st = Entrance from the front terrace of 9 m2 into the main kitchen and living area of 40 m2 with a insert fireplace and door to rear terrace of 40 m2 and the garden + corridor of 7 m2 + master bedroom of 15 m2 with built-in wardrobe + bathroom of 4 m2 (bath, sink, bidet, washing machine) + separate WC of 1.5 m2 + stairs leading to second floor and caves below.

2nd = Landing of 11 m2 + bedroom of 18 m2 + lounge/bedroom of 30 m2 with a mezzanine/office of 12 m2 + shower room of 8 m2 (shower, sink, WC).



Outside = Front terrace of 9 m² + terrace at the back of 40 m² + garden of 175 m², which could take a pool + garden shed of about 18 m².

Sundry = Reversible air conditioning + insert fireplace + double glazing + well insulated + roof revised end of 2025 + parking nearby + recent quality kitchen + some furniture can be negotiated + plumbing and electrics in good state + mains water and sewage + estimated amount of annual energy consumption for standard use: between 1534 Euros and 2076 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax 742 Euros.

Price = 291.600 Euros (A character stone house with a garden - very 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 Geo-risks website: georisques.gouv.fr

Property Id : 86658
Property Size: 149 m²
Property Lot Size: 400 m²
Bedrooms: 3
Bathrooms: 2
Reference: C291600E

Other Features

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

Algemeen

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	149 m ²
Lot Afmeting:	400 m ²

Building details

Outdoor Amenities:	Pool
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Lease terms



IMLIX

IMLIX Vastgoedmarkt
<https://www.imlix.com/nl/>

Date Available:

Contact information

IMLIX ID:

IX8.626.009

