



## A Lovely Village House, Converted Into Two Flats, With A Terrace, Views And A Courtyard With A Swimming Pool.



### Agent Info

Naam:	Freddy Rueda
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Experience since:	
Service Type:	Selling a Property
Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 376,625.83

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Poilhes
Postcode:	34310
Geplaatst:	30-06-2026

### Omschrijving:

A lovely village on the Canal du Midi with restaurants and local shops, 5 minutes from Capestang, 15 minutes from Beziers and 20 minutes from Narbonne, 10 minutes from the motorway and 20 minutes from the beaches.

A very charming, fully renovated village house, offering high-quality fixtures and fittings and great potential. It comprises a self-contained flat with 55 m<sup>2</sup> of living space and a pleasant 40 m<sup>2</sup> courtyard featuring a small heated swimming pool - ideal for enjoying sunny days - and a 120 m<sup>2</sup> duplex spread over the first and second floors, comprising 3 bedrooms and a lovely living area opening onto a terrace with unobstructed views. A garage completes the property.

Ground = 25 m<sup>2</sup> garage (not let) + flat comprising an 18 m<sup>2</sup> kitchen/living room + 9 m<sup>2</sup> hall + 8 m<sup>2</sup> pantry/study + 8.2 m<sup>2</sup> shower room (shower, washbasin, toilet) + 11.5 m<sup>2</sup> bedroom + 40 m<sup>2</sup> courtyard with heated swimming pool (4x3m, chlorinated).

1st = Entrance via a 9.5 m<sup>2</sup> pantry/laundry room + 45 m<sup>2</sup> living room/fitted kitchen (wall and base units, hob, extractor hood, oven, microwave, dishwasher) with access to the terrace + 9.2 m<sup>2</sup> bedroom + 3.8 m<sup>2</sup> shower room (2 washbasins, shower, toilet).



2nd = Hall of 2.6 m<sup>2</sup> + 2 bedrooms with sloping ceilings of 25.6 m<sup>2</sup> and 20.5 m<sup>2</sup> + shower room of 5.4 m<sup>2</sup> (shower, washbasin, WC).

Outside = Lovely 28 m<sup>2</sup> terrace with superb views + 40 m<sup>2</sup> courtyard with heated swimming pool (4x3m, chlorinated).

Miscellaneous = Annual property tax of 1717 Euros + double glazing + electric heating and reversible air conditioning + no work required.

Price = 329.000 Euros (Charming house in a lovely village)

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 : 87344  
Property Size: 175 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 3  
Reference: P329000E

## Other Features

Courtyard  
Immediately Habitable  
Latest properties  
Outside space  
Private parking/Garage  
Rental Potential  
Swimming Pool  
Terrace

## Algemeen

Slaapkamers: 4  
Badkamers: 3  
Afgewerkte vierkante meter: 175 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Ja



## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.655.302

