



Pretty Country House With Pool and Land



Agent Info

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Listing details

Property for:	Sale
Price:	USD 407,823.5

Location

Country:	France
State/Region/Province:	Occitanie
City:	Olargues
ZIP code:	34390
Posted:	Aug 06, 2025

Description:

REDUCED in price - Super pretty country house with 145 m2 of living space on 1255m2 of land (including a sloping part to the river) offering 5 bedrooms and 3 bathrooms plus a small ruin of 30 m2, jacuzzi and pool. Sold fully furnished. Superb peaceful location. The house is sold with 7400 m2 of non attached woods and land.

- Location: Lovely hamlet with no shop, 5 minutes drive from a small village with one shop, located 7 minutes drive from Olargues, 15 minutes from Mons la Trivalle, 30 minutes from Bedarieux, and an hour from Beziers.

- Ground floor: Cellar of about 30 m2, entrance hall of 8 m2, lounge of 25 m2, kitchen of 15 m2 (oven, gas hob, lower units, dishwasher, fridge, sink, extractor) leading to a small terrace, hall of 5 m2, WC, bathroom of 5 m2 (bidet, bath and washbasin), 3 bedrooms of 10 m2, 10 m2 and 11 m2.

- 1st floor: Hall of 1.5 m2, office bedroom of 15 m2 leading to an en suite bedroom of 20 m2 (shower, WC and washbasin), en suite bedroom of 20 m2 (shower and washbasin).

- Exterior: Nice garden behind the house with pool and garden on the side of the property (sloping to the



river), jacuzzi in a lovely courtyard, 2 small ruins of 30 m2 in front of the house and 15 m2 in front and on the side of the house, non attached wood and land of 7400 m2.

- Extras: Wood burner and oil central heating, annual land tax of about 455 Euro.

Top location.

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.

Other Features

Bedrooms: 5

Bathrooms: 3

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years



and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Common

Bedrooms:	5
Bathrooms:	3
Lot Size:	8655 sq m

Utility details

Heating:	Yes
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Building details

Outdoor Amenities:	Pool
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Rental details

Furnished:	Yes
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Lease terms

Date Available:	
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Contact information

IMLIX ID:	IX7.401.111
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