



Charming Stone Village House With 3 Bedrooms With Garage And Delightful Courtyard, In A Sought-After Riverside Village.



Agent Info

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Listing details

Property for: Sale
Price: USD 274,608.95

Location

Country: France
State/Region/Province: Occitanie
City: Herepian
ZIP code: 34600
Posted: Aug 14, 2025

Description:

A beautiful and picturesque village located in the heart of the Haut-Languedoc Regional Natural Park, with the Orb river flowing through it, several restaurants and cafes. Ideally situated just 5 minutes from Herepian, 10 minutes from Bedarieux (a fully serviced town with a train station) and only 45 minutes from the beaches.

Charming stone village house, offering a living space of 150 m2, comprising 3 bedrooms, a living room, a spacious kitchen, an attractive mezzanine area, a large bathroom, several cellars, a garage and a delightful courtyard. This property will appeal to lovers of stone and authenticity! In the very heart of a picturesque riverside village, offering superb walks within the regional natural park.

Ground = Entrance hall of 1.99 m2 + 2 large cellars of 26 m2 and 35 m2 with doors to the outside + garage of 20 m2 accommodating one car.

1st = Landing of 1.63 m2 + beautiful fitted kitchen of 29 m2 (upper and lower cabinets, double sink,



electric oven, electric hob, extractor hood) + living room of 21.92 m² with fireplace insert and door opening onto the courtyard of about 10 m² + WC of 2.76 m² with washbasin and laundry area + bedroom of 15 m² + bathroom of 13.40 m² (double vanity unit, corner bathtub, shower, heated towel rail).

2nd = Large mezzanine of 35 m² suitable as an office/library or lounge + hall of 1 m² + bedroom of 18 m² + bedroom of 13 m².

Miscellaneous = Partial double glazing + tiled and wooden parquet flooring + central oil-fired heating and fireplace insert + roof in good condition + mains drainage + estimated amount of annual energy consumption for standard use: between 1352 Euros and 1830 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of approximately 970 Euros.

Price = 235.000 Euros (So charming! Excellent potential for summer rentals!)

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 : 73873
Property Size: 150 m²
Bedrooms: 3
Bathrooms: 1
Reference: VH235000E

Other Features

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

Condition: Good

Common

Bedrooms: 3
Bathrooms: 1
Finished sq. ft.: 150 sq m

Room details

Indoor Features: Fitted kitchen



Utility details

Heating: Yes

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.431.370

