

# Charming Stone Farmhouse With 105 M2 Of Living Space On 19209 M2 Of Scrubland And Holm Oak Trees On A Hillside.



## Agent Info

Name: Freddy Rueda  
Company: Freddy Rueda Sarl  
Name:  
Country: France  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone: +33 (467) 363-428  
Languages: English, French  
Website: <https://realestateoccitani.com>

## Listing details

Property for: Sale  
Price: USD 329,922.54

## Location

Country: France  
State/Region/Province: Occitanie  
City: Bédarieux  
ZIP code: 34600  
Posted: Oct 17, 2025

### Description:

Friendly village of the Mare valley, with cafe, restaurant, 30 minutes from Beziers, 5 minutes from Hérepihan, 10 minutes from Bédarieux and Lamalou les Bains and 50 minutes from the beaches.

Superb stone farmhouse, ideally located within walking distance of the river beaches and a charming picturesque village, renowned for its excellent restaurant. Just a 10-minute drive from all amenities (supermarkets, shops, restaurants), this property enjoys a rare setting: wooded grounds of approximately 19209 m<sup>2</sup>, completely secluded, offering absolute tranquillity. The house, in excellent condition, has 3 bedrooms, 2 bathrooms and charms with its authentic character combined with a peaceful and bucolic atmosphere.

Ground = Entrance hall leading to a 33.5 m<sup>2</sup> living room with fireplace + 14 m<sup>2</sup> fitted kitchen (base units, electric oven, hob, fridge, dishwasher) + 13.5 m<sup>2</sup> bedroom + 6.3 m<sup>2</sup> shower room (walk-in shower, WC, washbasins).

1st (wing A) = 23 m<sup>2</sup> bedroom with sloping ceiling and en-suite 3.1 m<sup>2</sup> shower room (shower, washbasin, toilet).

1st (wing B) = 11.3 m<sup>2</sup> bedroom.

Outside = Large 19209 m<sup>2</sup> hillside plot, part of which is on the other side of the road leading down to the river (not accessible, needs cleaning) + beautiful stone terrace + storage cellars.

Miscellaneous = Electric heating and fireplace + estimated amount of annual energy consumption for standard use: between 3444 Euros and 4660 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax of 900 Euros + double glazing + house built in 1980 + possibility to negotiate certain furniture items + mains electricity + water from borehole + individual sanitation system to be reviewed (foresee about 12000 Euros).

Price = 280.800 Euros (Charming, comfortable and bucolic !)

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 Georisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 75981

Property Size: 105 m<sup>2</sup>

Property Lot Size: 19,209 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: VB280800E

## Other Features

## Immediately Habitable

## Latest properties

## Outside space

### Private parking/Garage

## Rental Potential

## Terrace

## With Land/Garden

Condition: **Excellent**

## Common

Bedrooms: 3

Bathrooms: 2

Finished sq. ft.: 105 sq m

Lot Size: 19209 sq m

### **Room details**

Indoor Features: Fitted kitchen

### **Utility details**

Heating: Yes

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.713.565

