



## Super Cute Village House With 60 M2 Of Living Space In A Lively Village By The River.



### Agent Info

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### Listing details

Property for:	Sale
Price:	EUR 140,400

### Location

Country:	France
State/Region/Province:	Occitanie
ZIP code:	34460
Posted:	Nov 25, 2025

### Description:

Lively village on the banks of the Orb offering all shops, cafes and restaurants, 30 minutes from Beziers and the motorways, as well as the beaches.

Very pretty village house of 60 m2, entirely habitable without any work required, spread over three levels and offering two en-suite bedrooms, each with its own private shower room. It is located in the heart of a charming village, both picturesque and lively, bordered by a river with beaches, several restaurants and a weekly market. A perfect pied-a-terre or an ideal place to live and enjoy the mild climate of the south.

Ground = Entrance hall leading to a 23 m2 living room/kitchen with wood-burning stove and space for a small table and 2/3 chairs in front of the French windows (terrace not included in the property registration).

1st = 13.5 m2 bedroom with en-suite 6 m2 shower room (WC, washbasin, bathtub).

2nd = 3 m2 hall with 1.4 m2 dressing room + 8.7 m2 bedroom + 4 m2 shower room (shower, washbasin, WC).



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Miscellaneous = Wood stove and electric heating + property tax of 450 Euros + ideal for seasonal rentals + no work required + possibility to purchase the house furnished.

Price = 140.400 Euros (Super cute !)

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 : 77644

Property Size: 60 m2

Bedrooms: 2

Bathrooms: 2

Reference: C140400E

### Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

### Common

Bedrooms: 2

Bathrooms: 2

Finished sq. ft.: 60 sq m

### Utility details

Heating: Yes

### Rental details

Furnished: Yes

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX7.984.481



# IMLIX

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