



## A Fully Renovated Former Winegrower's House With 158 M2 Of Living Space, A Lovely Terrace And Courtyard, Plus A Garage.



### 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:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Listing details

Property for:	Sale
Price:	EUR 289,000

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Laurens
ZIP code:	34480
Posted:	Apr 30, 2026

### Description:

A charming village with shops, a bar/restaurant, a grocery store and a post office, 20 minutes from Beziers and 30 minutes from the beaches.

Former winegrower's house with 158 m2 of living space, tastefully and fully renovated, combining charm with modern comfort. It offers spacious rooms and a very pleasant living environment. You will enjoy a terrace adjoining the living room with open-plan kitchen, ideal for socialising. A semi-covered area completes this property, which can be converted to suit your needs. A warm and functional home.

Ground = 5 m2 entrance hall + garage of approximately 60 m2 with utility area (toilet, sink, washing machine connection) + access to the 44 m2 courtyard.

1st = 31 m2 fitted kitchen and dining room (wall and base units, hob, oven, dishwasher, extractor hood) opening onto a 13 m2 terrace and stairs leading to the 44 m2 courtyard and a 25 m2 covered area + large 28 m2 living room + 4.7 m2 hallway + 10 m2 bathroom (bath, WC, washbasin, shower).



2nd = 10 m2 hall + 10.8 m2 bedroom + 23 m2 bedroom with 5 m2 walk-in wardrobe + 24 m2 bedroom + 7 m2 shower room (shower, toilet, washbasin).

Miscellaneous = Reversible air conditioning and electric heating in bathrooms + annual council tax of approximately 900 Euros + well situated in the centre of the village in a quiet location.

Price = 289.000 Euros (Very spacious with a lovely terrace)

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 : 83888  
Property Size: 158 m2  
Bedrooms: 3  
Bathrooms: 2  
Reference: AL289000EB

### **Other Features**

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

### **Common**

Bedrooms:	3
Bathrooms:	2
Finished sq. ft.:	158 sq m

### **Room details**

Indoor Features:	Fitted kitchen
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### **Utility details**

Heating:	Yes
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### **Lease terms**

Date Available:



IMLIX

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**Contact information**

IMLIX ID:

IX8.412.343

