



## Beautifully Renovated 50's House On 700 M2 Of Land With Swimming Pool And 2 Outbuildings Including A Freelance Practice.



### 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://realestateoccitane.com>

### Listing details

Property for: Sale  
Price: USD 381,075.65

### Location

Country: France  
State/Region/Province: Occitanie  
ZIP code: 34360  
Posted: May 20, 2026

### Description:

Pretty winegrowing village with shops, 25 minutes from Beziers, 10 minutes from Saint Chinian, Cessenon sur Orb and 5 minutes from the beaches of the Orb river.

Superb, fully-renovated single-storey house dating from the 50s, offering a total of 120 m2 of living space, plus two independent outbuildings: a converted studio (16 m2), a beautiful veranda (28 m2) and a former professional practice with separate access (20 m2). Set on a 710 m2 plot with swimming pool, in a charming village just 5 minutes from a lively little town with all amenities: shops, cafes, restaurants, market: and 5 minutes from the famous river baths.

### Main house

14.7 m2 entrance hall + 12 m2 dining room + 7 m2 fitted kitchen (possibility of enlarging the dining room) + 36 m2 living room with fireplace + 3 bedrooms of 12 m2, 12 m2 and 12.4 m2 + 4 m2 bathroom (bath, bidet, WC, washbasin) + 8 m2 dressing room (former bedroom) + 2.9 m2 shower room (shower, washbasin, WC).



## Annexe 1

Large 28 m2 veranda with access to a 16 m2 studio (kitchen area with hob, sink, fridge) + shower room (shower, washbasin, WC).

## Annexe 2

Former professional practice comprising a 14 m2 room with large 3 m2 cupboard + a 5 m2 room (waiting room) with access to a WC and washbasin.

## Garage 41 m2

Miscellaneous = Central heating and hot water with heat pump + property tax of 1751 Euros + estimated amount of annual energy consumption for standard use: between 790 Euros and 1110 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + no work required except for decoration.

Price = 329.400 Euros (Charming, peaceful setting!)

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 : 84915

Property Size: 120 m2

Property Lot Size: 710 m2

Bedrooms: 3

Bathrooms: 3

Reference: PS365000EE

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Common

Bedrooms: 3

Bathrooms: 3

Finished sq. ft.: 120 sq m



Lot Size: 710 sq m

### **Room details**

Indoor Features: Fitted kitchen

### **Utility details**

Heating: Yes

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.506.030

