



## Charming 18th Century Village House, Entirely Renovated, With 2 Bedrooms And A Sunny Terrace.



### Agent Info

Name: Freddy Rueda  
Company: Freddy Rueda Sarl  
Name:  
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Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone: +33 (467) 363-428  
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### Listing details

Property for: Sale  
Price: USD 134,858.6

### Location

Country: France  
State/Region/Province: Occitanie  
City: Bédarieux  
ZIP code: 34600  
Posted: Jun 15, 2026

### Description:

A pleasant and dynamic village with all amenities, north of Beziers, only minutes from Lamalou les Bains for golf, 40 minutes from beaches and 40 minutes from Beziers, the airport and the A9 motorway.

In a quiet area in the historical quarter, a few steps to the village centre, charming 18th century village house, entirely renovated, with about 60 m<sup>2</sup> of living space over two floors, offering an open-plan lounge with dining area and kitchen, 2 bedrooms, shower room and a sunny south-facing terrace. A well maintained house, ideal turn-key second home or permanent residence.

Ground = Small private courtyard and cellar of 60 m<sup>2</sup> (ideal workshop or convert into studio).

1st = Entrance via the terrace of 14 m<sup>2</sup> + open plan kitchen and lounge with dining area of about 30 m<sup>2</sup>.

2nd = 2 bedrooms of 12 m<sup>2</sup> each + shower room of 6 m<sup>2</sup> (shower, sink, wc).

Sundry = Electric heating + insert fireplace + entirely renovated + estimated amount of annual energy consumption for standard use: between 1729 Euros and 2339 Euros per year. Average energy prices



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indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 547 Euros + furniture included + can be rented out for season rentals at around 550 Euros/week.

Price = 118.800 Euros ( Rare !)

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 : 86472  
Property Size: 60 m2  
Bedrooms: 2  
Bathrooms: 1  
Reference: HL118800E

### Other Features

Immediately Habitable  
Latest properties  
Outside space  
Rental Potential  
Terrace

### Common

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	60 sq m

### Utility details

Heating:	Yes
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX8.590.813
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