



## Charming Village House In Excellent Condition, Offering 90 M2 Of Living Space, Close To All Amenities.



### Agent Info

Name: Freddy Rueda  
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Experience since:  
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Specialties:  
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### Listing details

Property for: Sale  
Price: USD 135,085.64

### Location

Country: France  
State/Region/Province: Occitanie  
ZIP code: 34480  
Posted: Jun 15, 2026

### Description:

The village features a bar/cafe, restaurants, a pizzeria, a grocery shop, a bakery, a newsagent and a school, and is 20 minutes from Beziers, 25 minutes from the beaches and 15 minutes from the river Orb.

Charming village house fully renovated around fifteen years ago, ideally situated in the heart of the village. It offers approximately 90 m2 of living space, comprising two bedrooms with en-suite bathrooms. Full of character and with a unique charm, this house makes an ideal holiday home or a perfect first purchase for a young couple. An attractive opportunity to enjoy an authentic and friendly living environment.

Ground = Entrance into a 25 m2 living room/fitted kitchen (wall and base units, ceramic hob, electric oven, extractor hood, fridge) with a fireplace + 5 m2 shower room/laundry room (washbasin, toilet, washing machine, tumble dryer) and a pellet stove.

1st = 20 m2 en-suite bedroom with a shower room (walk-in shower, washbasin, toilet) + 11 m2 lounge.

2nd = 29 m2 en-suite bedroom with a large bathroom (bath, shower, washbasin, toilet) + 10 m2 mezzanine.



Miscellaneous = Property tax of 405 Euros + well situated in the heart of the village + parking nearby (50m) + electric heating + TV/Sat/internet connection on every floor + double glazing.

Price = 119.000 Euros (Charming and cosy)

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 : 86450  
Property Size: 90 m<sup>2</sup>  
Bedrooms: 2  
Bathrooms: 1  
Reference: SG119000E

### **Other Features**

Immediately Habitable  
Latest properties  
Rental Potential

### **Common**

Bedrooms:	2
Bathrooms:	1
Finished sq. ft.:	90 sq m

### **Room details**

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

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

Date Available:

### **Contact information**

IMLIX ID:	IX8.590.814
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