



## A Large Stone House With 145 M2 Of Living Space In The Heart Of The Historic Centre, Featuring A Beautiful Courtyard And Tree-Lined Garden Of Almost 200 M2.



### 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:	USD 509,417.92

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Pezenas
ZIP code:	34120
Posted:	Jun 29, 2026

### Description:

A lively medieval town with a full range of shops, restaurants, a theatre and a large market, just 20 minutes from Beziers and 20 minutes from the beaches, with a full range of shops and restaurants.

Nestled in the heart of the medieval quarter, just a stone's throw from the pedestrian streets, shops and restaurants, this authentic stone house enjoys a prime location. Its main attraction: a lovely tree-lined courtyard of around 200 m2, a true haven of peace right in the town centre. The house offers 145 m2 of living space, including two bedrooms in the main part of the property and the potential to create a small self-contained flat on the ground floor. It requires general modernisation and some renovation work, giving you free rein to bring out all its charm and character. A rare find on the market, situated in a particularly sought-after town, ideal as a main residence, second home or investment property. An opportunity not to be missed !

Ground = 22 m2 utility room with sink and separate access from the street + 19 m2 en-suite bedroom with a 3 m2 shower room (shower, washbasin, WC).



1st = 38 m2 living room with stone fireplace and access to an 18 m2 terrace overlooking the garden/courtyard + 11 m2 unfitted kitchen with access to a WC with washbasin.

2nd = 2 m2 hall + 2 bedrooms of 21.5 m2 and 17 m2, both with access to a 9.4 m2 bathroom (bath, bidet, toilet, washbasin).

Miscellaneous = Town gas central heating + 2 reversible air-conditioning units + annual property tax of 1566 Euros + estimated amount of annual energy consumption for standard use: between 1220 Euros and 1700 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + roof recently refurbished + right in the heart of the city but in a quiet side street + single glazing + modernisation required.

Price = 445.000 Euros (A rare opportunity with lovely outdoor space right in the city centre!)

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 : 87086  
Property Size: 145 m2  
Property Lot Size: 318 m2  
Bedrooms: 3  
Bathrooms: 3  
Reference: P445000E

### Other Features

Courtyard  
Latest properties  
Outside space  
Prestige  
Renovation required  
Rental Potential  
Terrace  
With Land/Garden

### Common

Bedrooms:	3
Bathrooms:	3
Finished sq. ft.:	145 sq m
Lot Size:	318 sq m



## **Room details**

Indoor Features: Fitted kitchen

## **Utility details**

Heating: Yes

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.655.307

