



## A Charming Stone House With 90 M2 Of Living Space, Vaulted Cellars And A Large Courtyard.



### 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 211,672.01 |

### Location

|                        |              |
|------------------------|--------------|
| Country:               | France       |
| State/Region/Province: | Occitanie    |
| City:                  | Vailhan      |
| ZIP code:              | 34320        |
| Posted:                | Jul 27, 2026 |

### Description:

A beautiful hamlet on the shores of a lake, with no shops but a restaurant, 10 minutes from Roujan and Neffies, 25 minutes from Beziers, 20 minutes from Pezenas and 35 minutes from the beaches.

A very charming stone house situated in a magnificent, quiet and picturesque hamlet, close to Roujan and Neffies. With a living area of approximately 90 m2, it offers a warm and comfortable living environment with 2 bedrooms. You'll also enjoy a pleasant 45 m2 courtyard, ideal for al fresco dining or relaxing, as well as two superb vaulted cellars of approximately 25 m2. No work is required: the house is in excellent condition and ready to welcome you. A property full of charm, ideal as a main residence, second home or rental investment.

Ground = 2 vaulted cellars of approximately 25 m2, one of which has connections for a washing machine and access to the rear alleyway.

1st = 30 m2 living room + 15 m2 kitchen (sink, cupboard, extractor hood, cooker) + 7 m2 bathroom (toilet, washbasin, shower).



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2nd = 15 m2 mezzanine bedroom + 20 m2 attic bedroom.

Outside = Attractive 45 m2 courtyard + parking space in front of the house.

Miscellaneous = Property tax of 380 Euros + heating via wood-burning stove and reversible air conditioning + no renovation work required.

Price = 183.600 Euros (Great location, a real gem, with swimming nearby !)

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 : 89059

Property Size: 90 m2

Bedrooms: 2

Bathrooms: 1

Reference: VR183600E

## Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

Condition: Excellent

## Common

Bedrooms: 2

Bathrooms: 1

Finished sq. ft.: 90 sq m

## Utility details

Heating: Yes

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.740.942



IMLIX

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