



## A Lovely Stone House With 170 M2 Of Living Space, A Garden, Terraces And Cellars.



### Agent Info

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Name:             | Freddy Rueda                                                                |
| Company           | Freddy Rueda Sarl                                                           |
| Name:             |                                                                             |
| Country:          | France                                                                      |
| Experience since: |                                                                             |
| Service Type:     | Selling a Property                                                          |
| Specialties:      |                                                                             |
| Property Type:    | Apartments, Houses                                                          |
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| Languages:        | English, French                                                             |
| Website:          | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Listing details

|               |               |
|---------------|---------------|
| Property for: | Sale          |
| Price:        | USD 278,078.1 |

### Location

|                        |              |
|------------------------|--------------|
| Country:               | France       |
| State/Region/Province: | Occitanie    |
| City:                  | Vailhan      |
| ZIP code:              | 34320        |
| Posted:                | Aug 20, 2026 |

### Description:

A very 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 stone village house in need of modernisation, situated in a charming, picturesque hamlet, particularly renowned for its lovely swimming pond. The house offers approximately 170 m2 of living space, with 4 bedrooms and 2 studies, two bathrooms and two lovely terraces. It also benefits from a lovely garden of around 440 m2, a real asset for making the most of sunny days. A charming project requiring relatively little work, which would be equally suited as a main residence or a lovely second home. A wonderful opportunity for those seeking a characterful house in a peaceful and authentic setting.

Ground = 3 cellars forming part of the house's floor area, including a former stable and a vaulted cellar.

1st = 4.8 m2 entrance hall + 18 m2 kitchen (sink, cupboard, extractor hood, hob, fridge, electric oven) with access to a 13 m2 terrace and views over the garden + 40 m2 living room + 9 m2 bedroom + 3 m2 shower room (shower, washbasin, WC) + 14 m2 study with a secondary staircase leading to the second floor + 7 m2 bathroom (WC, washbasin, shower) + 3 m2 hallway with the main staircase leading to the



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second floor.

2nd = 25 m2 bedroom with sloping ceiling + 5.6 m2 bathroom (bath, washbasin, toilet) + 17 m2 bedroom opening onto a 16.4 m2 bedroom, which in turn opens onto a 16 m2 study with access to a 10 m2 terrace and access to the secondary staircase.

Outside = Attractive entrance courtyard + garden of approximately 440 m2 with 3 wells + 2 terraces facing east and west.

Miscellaneous = Property tax of 566 Euros + oil-fired central heating + double glazing + minor modernisation work required.

Price = 239.000 Euros (Great location, a lovely project in a beautiful hamlet close to freshwater swimming spots)

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 : 90587

Property Size: 170 m2

Property Lot Size: 621 m2

Bedrooms: 4

Bathrooms: 2

Reference: VR239000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Common

Bedrooms: 4

Bathrooms: 2

Finished sq. ft.: 170 sq m

Lot Size: 621 sq m

## Utility details



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Heating: Yes

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.845.676

