



Charming Village House With 101 M2 Of Living Space, 4 Bedrooms And A Lovely Sunny Terrace.



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:	https://realestateoccitane.com

Listing details

Property for:	Sale
Price:	USD 230,764.49

Location

Country:	France
State/Region/Province:	Occitanie
ZIP code:	34480
Posted:	Aug 28, 2026

Description:

A circular village with all amenities, including cafes, schools, restaurants, a grocery shop and a bakery, 15 minutes from Beziers, 25 minutes from the beaches and 15 minutes from the river Orb.

Charming village house, offering 101 m2 of living space with 4 bedrooms and 2 bathrooms. It features a pleasant 28 m2 terrace, ideally situated and sunny with lovely views. Located in the heart of the village, this house is perfect as a second home or a permanent residence, offering all the necessary comforts throughout the year. The house is sold with 2 separate, non-contiguous agricultural plots situated approximately 2-3 kilometres from the house.

Ground = 5 m2 entrance hall + 13 m2 bedroom + 2.8 m2 bathroom (bath, toilet, washbasin) + 10 m2 bedroom/storage room (with a former 3.6 m2 shower room) and access to the 25 m2 workshop.

1st = 22 m2 living room with access to the terrace and opening onto a 13 m2 kitchen (hob, extractor hood, fridge) + 28 m2 terrace with retractable awning.

2nd = 3.5 m2 hall + 2 bedrooms (18.5 m2 and 10 m2) + 3.5 m2 shower room (shower, washbasin, toilet).



Miscellaneous = Wood-burning stove in the living room and reversible air conditioning in the bedrooms + council tax of 471 Euros + estimated amount of annual energy consumption for standard use: between 1248 Euros and 1688 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + possibility to negotiate the price of some furniture + the house is sold with two separate, non-contiguous plots of agricultural land, located approximately 2-3 kilometres from the house + option to purchase a Suzuki Jimny Maori (2006), 120000 km for 7000 Euros.

Price = 199.000 Euros (Cosy, charming and with a lovely terrace)

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

Property Id : 91042

Property Size: 101 m²

Bedrooms: 4

Bathrooms: 2

Reference: SL209000ECE

Other Features

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

Common

Bedrooms: 4

Bathrooms: 2

Finished sq. ft.: 101 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.890.372



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

