



Charming Stone Village House With 3 Bedrooms, Garage And Delightful Courtyard, In A Sought-After Riverside Village.



Informações do Revendedor

Name:	Freddy Rueda
Nome da Empresa:	Freddy Rueda Sarl
País:	França
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	+33 (467) 363-428
Languages:	English, French
Website:	https://realestateoccitane.com

Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 225,000

Localização

Country:	França
State/Region/Province:	Occitanie
CEP:	34600
Adicionado:	30/04/2026

Informação adicional:

A beautiful and picturesque village located in the heart of the Haut-Languedoc Regional Natural Park, with the Orb river flowing through it, several restaurants and cafes. Ideally situated just 5 minutes from Herepian, 10 minutes from Bedarieux (a fully serviced town with a train station) and only 45 minutes from the beaches.

Charming stone village house, offering a living space of 150 m², comprising 3 bedrooms, a living room, a spacious kitchen, an attractive mezzanine area, a large bathroom, several cellars, a garage and a delightful courtyard. This property will appeal to lovers of stone and authenticity! In the very heart of a picturesque riverside village, offering superb walks within the regional natural park.

Ground = Entrance hall of 1.99 m² + 2 large cellars of 26 m² and 35 m² with doors to the outside + garage of 20 m² accommodating one car.

1st = Landing of 1.63 m² + beautiful fitted kitchen of 29 m² (upper and lower cabinets, double sink,



electric oven, electric hob, extractor hood) + living room of 21.92 m² with fireplace insert and door opening onto the courtyard of about 10 m² + WC of 2.76 m² with washbasin and laundry area + bedroom of 15 m² + bathroom of 13.40 m² (double vanity unit, corner bathtub, shower, heated towel rail).

2nd = Large mezzanine of 35 m² suitable as an office/library or lounge + hall of 1 m² + bedroom of 18 m² + bedroom of 13 m².

Miscellaneous = Partial double glazing + tiled and wooden parquet flooring + central oil-fired heating and fireplace insert + roof in good condition + mains drainage + estimated amount of annual energy consumption for standard use: between 1352 Euros and 1830 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of approximately 970 Euros.

Price = 225.000 Euros (So charming! Excellent potential for summer rentals!)

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 : 84045
Property Size: 150 m²
Bedrooms: 3
Bathrooms: 1
Reference: VH235000EE

Other Features

Courtyard
Immediately Habitable
Latest properties
Outside space
Private parking/Garage
Rental Potential

Condição: Good

Comum

Quartos de dormir: 3
Banheiro: 1
Pés quadrados acabados: 150 m²

Room details

Indoor Features: Fitted kitchen



Utility details

Heating: Sim

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.412.342

