



## Charming Old Winegrower's House With 170 M2 Living Space And A 225 M2 Garden.



### 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
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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 324,886.63

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Laurens
CEP:	34480
Adicionado:	10/06/2026

#### Informação adicional:

Pretty hamlet with no shops, just 5 minutes from Autignac and Laurens (villages with shops and restaurants), 10 minutes from Faugeres, 25 minutes from Beziers and 30 minutes from the beaches.

Charming former winegrower's house with about 170 m2 of living space, offering 5 bedrooms, 2 bathrooms and almost complete renovation to enhance its original character. Situated in a peaceful village, it benefits from lovely views and a 225 m2 non-adjoining garden, just opposite the house on the other side of the lane. Some finishings to foresee.

Ground A = Garage with about 130 m2 of living space, converted into a summer kitchen, storage space and recreation room.

Ground B = 12 m2 entrance hall + 18 m2 living room with 3 m2 storage space + 22 m2 fitted kitchen (electric oven, dishwasher, hob, wood-burning stove) with a balcony + WC with washbasin 2 bedrooms of 14 m2 and 15 m2 + 3.6 m2 bathroom (bath, washbasin, WC) + 3.5 m2 dressing room.



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1st = 2 m<sup>2</sup> hall + 25 m<sup>2</sup> bedroom en suite with 17 m<sup>2</sup> bathroom (Italian shower, washbasin, bathtub, 2 washbasins, WC) + 11 m<sup>2</sup> hall + 15 m<sup>2</sup> bedroom + 1.5 m<sup>2</sup> dressing room + 12 m<sup>2</sup> bedroom + 5.5 m<sup>2</sup> room with access to about 30 m<sup>2</sup> attic space (under slope).

Exterior = Detached 225 m<sup>2</sup> garden on 2 levels, directly opposite the house, with small stone shed and lovely views.

Miscellaneous = 2 fireplaces redone + 2 wood stoves (kitchen and living room) + 9 electric heaters + 10 ceiling fans + double glazing + some finishing to foresee + estimated amount of annual energy consumption for standard use: between 3817 Euros and 5165 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax of about 800 Euros (update in progress).

Price = 286.200 Euros (Full of character!)

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 : 86334  
Property Size: 170 m<sup>2</sup>  
Property Lot Size: 377 m<sup>2</sup>  
Bedrooms: 5  
Bathrooms: 2  
Reference: LA345600EE

## Other Features

Immediately Habitable  
Latest properties  
Outside space  
Rental Potential  
With Land/Garden

## Comum

Quartos de dormir:	5
Banheiro:	2
Pés quadrados acabados:	170 m <sup>2</sup>
Tamanho do lote:	377 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX8.590.815

