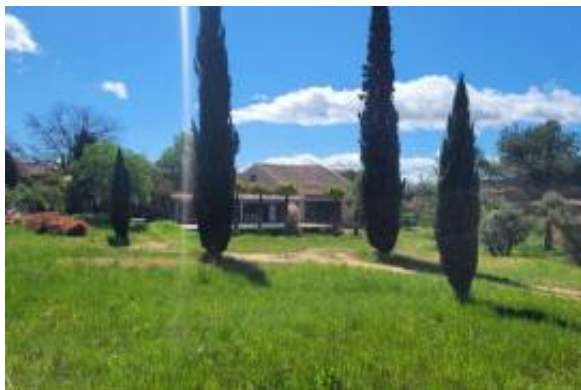




Superb Renovated Stone Property On 5560 M2 Of Land, With Gite, Main House, Swimming Pool And Breathtaking Views.



Информация об агенте

| | |
|--------------------|-----------------------------------------------------------------------------|
| Название: | Freddy Rueda |
| Название компании: | Freddy Rueda Sarl |
| Страна: | Франция |
| Experience since: | |
| Тип услуг: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Телефон: | +33 (467) 363-428 |
| Languages: | English, French |
| Веб-сайт: | https://realestateoccitane.com |

Детали объявления

| | |
|---------------|------------------|
| Недвижимость: | На продажу |
| Цена: | USD 1,111,281.77 |

Местоположение

| | |
|------------------|------------|
| Страна: | Франция |
| Область: | Occitanie |
| Почтовый индекс: | 34360 |
| Добавлено: | 25.04.2025 |
| Описание: | |

Village with cafe/grocery, schools, 25 minutes from Beziers, 5 minutes from Saint Chinian, 10 minutes from the River Orb and 30 minutes from the beaches.

Charming property consisting of magnificent, fully-renovated stone buildings, nestled in a vast 5560 m2 plot overlooking an old mill, including an independent gite of 106 m2 living space, combining authenticity and modern comfort, renovated in 2014, and a main dwelling of 260 m2 living space, recently renovated (2024/2025) in a contemporary style while retaining the original features: exposed stonework, wooden beams, generous volumes and luminosity. Outside, superb landscaped grounds, a swimming pool to enjoy the sunny days, and a peaceful natural setting offering breathtaking views. A rare property, ideal for tourism or for welcoming family and friends in an enchanting setting.

Main house (265 m2)

Ground = 100 m2 living room/equipped kitchen + 13 m2 hall + 7 m2 WC with washbasin and laundry area + 19 m2 en suite bedroom with WC and washbasin + 11.3 m2 bedroom + 17 m2 bathroom (bath, bidet, 2 basins, WC, Italian shower).



1st = 52 m2 mezzanine + 7 m2 hall + 20 m2 en suite bedroom with shower room (shower, washbasin, WC) + 17 m2 en suite bedroom with shower room (2 washbasins, shower) + WC with washbasin.

Gite (107 m2)

Ground = 34.5 m2 living room/equipped kitchen (wall and floor units, electric oven, hob, sink, fridge) + 3.2 m2 hall + WC with washbasin + 13 m2 bedroom en suite with 5.5 m2 bathroom (bath, washbasin, WC) + 7 m2 shower room (shower, WC, washbasin) + 11 m2 bedroom.

1st = 4.5 m2 hallway + 13.3 m2 bedroom + 3.5 m2 shower room + 21.6 m2 bedroom (bath, dressing room)

Exterior = Superb garden and courtyard shared by the 2 houses + possibility of making them independent + garden shared by the 2 houses + swimming pool (8x4.5m) + lovely views + possibility of parking on the plot with access to the rear of the house on the garden side.

Miscellaneous = Reversible air-conditioning + annual property tax of about 4000 Euros + no work required + exceptional location for wedding ceremonies or events

Price = 997.500 Euros (Magnificent property !)

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 : 68033

Property Size: 366 m2

Property Lot Size: 5,560 m2

Bedrooms: 8

Bathrooms: 7

Reference: CSC997500E

Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden



Общие

Спальни: 8
Ванные комнаты: 7

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.887.634

