



## Charming Villa In Need Of Modernisation, Offering 100 M2 Of Living Space, A Garage And Set On 1052 M2 Of Land With Unobstructed 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:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 315,668.3

### Местоположение

Страна:	Франция
Область:	Occitanie
Почтовый индекс:	34480
Добавлено:	14.04.2026

#### Описание:

Village with all amenities, including cafes, restaurants, a grocery shop, a bakery, : 15 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the River Orb.

Charming house built in 1987, offering 100 m2 of living space including 3 bedrooms, set on 1052 m2 of land, offering magnificent unobstructed views of the surrounding countryside and the village. Although the house has remained in its original condition and now requires modernisation, it remains very comfortable. It is fitted with double glazing, a gas central heating system and reversible air conditioning. The renovation potential is significant without being excessive, allowing for an affordable and rewarding project. The garden, meanwhile, offers a pleasant natural setting and could easily be landscaped whilst retaining its authentic charm.

Interior = 7 m2 entrance hall + 13.2 m2 fitted kitchen opening onto a 26.5 m2 terrace + 32.8 m2 living/dining room opening onto the same terrace + 1.75 m2 hallway + 3 bedrooms of 12.9 m2, 12.9 m2 and 13.7 m2 + shower room of 5 m2 (shower, basin) + WC + 25.2 m2 garage with access to a 16 m2 workshop + convertible attic room of approx. 15 m2 (access via the workshop).



Exterior = 26.5 m2 terrace with superb views + very pleasant garden.

Miscellaneous = Town gas central heating + reversible air conditioning + property tax of 1485 Euros + estimated amount of annual energy consumption for standard use: between 1578 Euros and 2134 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + major refurbishment required + excellent location in the village + superb views.

Price = 269.000 Euros (Excellent location in the village)

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 : 82490

Property Size: 100 m2

Property Lot Size: 1,052 m2

Bedrooms: 3

Bathrooms: 1

### Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Renovation required

Rental Potential

Swimming Pool

Terrace

With Land/Garden

### Общие

Спальни:	3
Ванные комнаты:	1
Готовые кв.м.:	100 кв м
Площадь участка:	1052 кв м

### Room details

Indoor Features: Fitted kitchen

### Utility details

Heating: да



**Lease terms**

Date Available:

**Contact information**

IMLIX ID:

IX8.388.704

