



Charming 18th Century Village House, Entirely Renovated, With 2 Bedrooms And A Sunny Terrace.



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 134,858.6

Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Бедарье
Почтовый индекс:	34600
Добавлено:	15.06.2026
Описание:	

A pleasant and dynamic village with all amenities, north of Beziers, only minutes from Lamalou les Bains for golf, 40 minutes from beaches and 40 minutes from Beziers, the airport and the A9 motorway.

In a quiet area in the historical quarter, a few steps to the village centre, charming 18th century village house, entirely renovated, with about 60 m² of living space over two floors, offering an open-plan lounge with dining area and kitchen, 2 bedrooms, shower room and a sunny south-facing terrace. A well maintained house, ideal turn-key second home or permanent residence.

Ground = Small private courtyard and cellar of 60 m² (ideal workshop or convert into studio).

1st = Entrance via the terrace of 14 m² + open plan kitchen and lounge with dining area of about 30 m².

2nd = 2 bedrooms of 12 m² each + shower room of 6 m² (shower, sink, wc).

Sundry = Electric heating + insert fireplace + entirely renovated + estimated amount of annual energy consumption for standard use: between 1729 Euros and 2339 Euros per year. Average energy prices



indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 547 Euros + furniture included + can be rented out for season rentals at around 550 Euros/week.

Price = 118.800 Euros (Rare !)

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 : 86472
Property Size: 60 m2
Bedrooms: 2
Bathrooms: 1
Reference: HL118800E

Other Features

Immediately Habitable
Latest properties
Outside space
Rental Potential
Terrace

Общие

Спальни:	2
Ванные комнаты:	1
Готовые кв.м.:	60 кв м

Utility details

Heating:	да
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.590.813
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