



Former Barn Entirely Converted With 4 Bedrooms And A Private Courtyard With Pool. A Subtle Blend Of Character And Modernity



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 473,625.89

Местоположение

Страна:	Франция
Область:	Occitanie
Почтовый индекс:	34490
Добавлено:	24.09.2026
Описание:	

Lively village with all amenities, located just 5 minutes from Murviel-les-Beziers, 20 minutes from Beziers and 25 minutes from the beaches.

Unique ! Former barn entirely converted into a superb and authentic home, with 231 m2 of living space, comprising a magnificent living area with an incredible ceiling height of over 7m, a fully fitted open-plan kitchen, a beautiful wine cellar, a large utility room, a spacious mezzanine, 2 bathrooms, as well as 4 bedrooms, including a master suite (with dressing room and en-suite shower room). The property also benefits from a large garage and a pleasant 60 m2 private courtyard with no overlooking neighbours, featuring a swimming pool and a covered summer kitchen. A subtle blend of character and modernity ! Peacefully situated, just a few steps from the local amenities !

Ground = Large entrance hall and corridor of 18.60 m2 + WC of 1.83 m2 with washbasin + large utility room of 9.88 m2 (worktop, sink and plenty of storage) + magnificent 75 m2 living area with an incredible ceiling height of over 7m, featuring a fully fitted open plan kitchen (large central island, wall and base units, electric oven, microwave, integrated fridge, sink, dishwasher, hob and extractor hood) +



superb 3.3 m2 wine cellar + large 70 m2 garage with electric garage door + access to the courtyard through large sliding pocket doors.

1st = Spacious 25 m2 mezzanine (ideal for creating an office or library) + corridor of 13.85 m2 + 36 m2 master suite comprising a 16.15 m2 bedroom, a superb 12.36 m2 dressing room and an 8.30 m2 en-suite shower room (walk-in shower, heated towel rail, double washbasin vanity unit) + 10.61 m2 bedroom (built-in wardrobe) + corridor of 2.80 m2 + 11.36 m2 bedroom + WC of 2.52 m2 + 8.81 m2 bathroom (bathtub, walk-in shower, washbasin vanity unit) + 11 m2 bedroom.

Exterior = Superb 60 m2 private courtyard with no overlooking neighbours (low maintenance), featuring a chlorine-treated shell swimming pool with integrated pump (3.5 x 2.5m) and its covered summer kitchen.

Additional features = Ducted reversible air conditioning + wooden flooring + double glazing + connected to mains drainage + completely renovated to a brand-new standard + available from June 2027 + estimated amount of annual energy consumption for standard use: between 1420 Euros and 1970 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 1490 Euros.

Price = 421.200 Euros (A subtle blend of character and modernity !)

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 : 92093
Property Size: 231 m2
Bedrooms: 4
Bathrooms: 2
Reference: CM420120E

Other Features

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

Общие



Спальни:	4
Ванные комнаты:	2
Готовые кв.м.:	231 кв м

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX9.006.002
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