



## Charming Village House With 183 M2 Of Living Space, 3 Bedrooms, Possibility Of Independent Gite And Terrace With Beautiful 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 189,382.08 |

### Местоположение

|                  |            |
|------------------|------------|
| Страна:          | Франция    |
| Область:         | Occitanie  |
| Почтовый индекс: | 34360      |
| Добавлено:       | 28.09.2026 |
| Описание:        |            |

Pleasant village nestled in the heart of the Haut Languedoc Regional Natural Park, with several restaurants, a local wine-tasting cellar: situated just 10 minutes from Saint-Chinian (a lively village with all amenities), 45 minutes from Beziers/Cap d'Agde Airport and 50 minutes from the beaches.

Charming village house offering a living area of 183 m2, comprising a bright living space (sitting/dining room) with an open-plan kitchen, 3 bedrooms, one of which features a mezzanine, a large versatile room offering endless possibilities (gym, fitness room, painting studio, additional spacious sitting room:), 2 bathrooms, as well as a terrace enjoying beautiful views. In addition, the property benefits from a large 78 m2 basement, ideal for creating gites (with independent access). Located right in the heart of the village, with parking nearby.

Basement = Large 38 m2 room with independent access + small rear courtyard of approximately 5 m2 + 40 m2 room with independent access (ideal for creating gites or a commercial premises).

Ground = 11.40 m2 hallway + 14.11 m2 bedroom with balcony + 8.43 m2 bathroom (corner bathtub,



walk-in shower, vanity unit) + 1.50 m2 WC + living space of approximately 48 m2 comprising a dining room, a sitting room with access to the 8m2 terrace (south-facing), as well as an open-plan kitchen with (base units, double sink, dishwasher, electric hob, extractor hood, electric oven, microwave) + large 2.63 m2 pantry/storage cupboard

1st = Large 10 m2 landing/hallway, ideal for an office or library + 17.81 m2 bedroom + 12.57 m2 bedroom with its 11.42 m2 mezzanine + 7.48 m2 shower room (shower, WC, vanity unit) + large 38 m2 room (beautiful original cement tiles) with sink and worktop (possibility of creating a large master suite or a gym, painting studio: several possibilities).

Additional features = PVC double glazing + electric roller shutters + reversible air conditioning + electric heating + parquet flooring and tiled floors + connected to mains drainage + exposed stone walls + estimated amount of annual energy consumption for standard use: between 2060 Euros and 2830 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 618 Euros.

Price = 169.000 Euros (Fantastic potential ! In a truly beautiful setting !)

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](https://georisques.gouv.fr)

Property Id : 92472

Property Size: 183 m2

Bedrooms: 3

Bathrooms: 2

Reference: BS169000E

## Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

## Общие

Спальни: 3

Ванные комнаты: 2

Готовые кв.м.: 183 кв м

## Utility details



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Heating:

да

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX9.033.374

