



## Comfortable 85 M2 Village House With Large 40 M2 Terrace, 60 M2 Small Garden, Workshop And Garage.



### Emlakçı Bilgisi

İsim:	Freddy Rueda
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Ülke:	France
Experience since:	
Hizmet tipi:	Selling a Property
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 171,295.82

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Bédarieux
Posta kodu:	34600
Yayınlandı:	21.03.2025

### Açıklama:

Nice little town in the Orb valley, primary and secondary schools, cafes, restaurants, supermarkets, 30 minutes from Beziers, 10 minutes from Lac du Salagou and 45 minutes from the beaches.

Town house in need of refurbishment (probably part of an old textile factory) with 85 m2 of living space, including one bedroom plus office and one bedroom for a single bed. Superb 40 m2 terrace with river views and 60 m2 small garden plus a fairly large 30 m2 garage and 60 m2 workshop. The house is very sound and just needs a little interior refreshment. Sold furnished ! Great location.

Ground floor = 30 m2 garage + 60 m2 workshop with former interior “boutique”.

1st floor = 4 m2 hall + 12 m2 kitchen with access to a 40 m2 terrace (south-facing) + 11 m2 living room + 14.5 m2 dining room.

1st (half floor) = 8 m2 hall + 12.5 m2 bedroom + 7 m2 study which can accommodate a small sofa bed + 8.3 m2 single bedroom + WC + 4.4 m2 bathroom (bath, washbasin, bidet).

Exterior = 40 m2 terrace + 60 m2 garden/yard.



Miscellaneous = Oil-fired central heating + property tax of about 300 Euros (expect a small increase) + estimated amount of annual energy consumption for standard use: between 2176 Euros and 2944 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + refreshments to be carried out, but the house is very sound !

Price = 151.200 Euros (In the city center with a small garden and a great terrace !)

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 : 65845  
Property Size: 85 m2  
Property Lot Size: 180 m2  
Bedrooms: 2  
Bathrooms: 1  
Reference: B145000E

## Other Features

Immediately Habitable  
Latest properties  
Outside space  
Private parking/Garage  
Rental Potential  
Terrace  
With Land/Garden

## Genel Bilgiler

Yatak odası: 2  
Banyo: 1

## Utility details

Heating: Evet

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.762.132



# IMLIX

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