



## Charming Renovated Village House With 3 Bedrooms, Garage, Convertible Attic And A Common Courtyard, Located Near All Shops And The River.



### Emlakçı Bilgisi

İsim:	Freddy Rueda
Şirket Adı:	Freddy Rueda Sarl
Ülke:	France
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 116,336.55

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Posta kodu:	34460
Yayınlandı:	01.09.2025

### Açıklama:

Sought-after riverside village in the Orb valley with bars, restaurants, supermarket, bakeries, schools, : 10 minutes from Saint Chinian, 20 minutes from Beziers, 35 minutes from Narbonne, 30 minutes from the beaches, 25 minutes from the motorway.

In the heart of the village, charming renovated village house with about 55 m2 of living space offering open kitchen with dining/sitting room, 2 or 3 bedrooms, bathroom, garage, convertible attic and a common courtyard. Some cosmetic finishing to foresee. Just steps away from all shops and the river.

Ground (street level) = Garage of 18 m2 with washing machine (exterior access only).

1st (upper street level) = Entrance into an equipped kitchen with dining area and lounge of 24 m2 + recent bathroom of 4 m2 (shower, sink, bidet, wc) + sunny communal courtyard by the entrance of the house (shared with just 2 other neighbors, with ample space for each to have a private table and barbecue).

2nd = Bright bedroom of 10 m2 + bedroom of about 9 m2 + bedroom/workroom of 6 m2 (large enough



for a single bed) + landing with access to attic.

3rd = Permanent ladder for access 18 m2 attic to convert.

Sundry = Electric heating + wood burning stove + single glazed windows + mains water and sewage + fibre optics + estimated amount of annual energy consumption for standard use: between 701 Euros and 949 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax about 350 Euros + excellent rental potential + foresee some cosmetic finishing + garage + roof in good state (checked 3 years ago).

Price = 99.000 Euros

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 : 74651  
Property Size: 55 m2  
Bedrooms: 3  
Bathrooms: 1  
Reference: C99000EB

## Other Features

Immediately Habitable  
Latest properties  
Private parking/Garage  
Rental Potential

## Genel Bilgiler

Yatak odası:	3
Banyo:	1
Bitmiş metrekare:	55 m2

## Utility details

Heating:	Evet
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.498.004
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