



Character Stone Village House, Entirely Renovated, With 200 M2 Of Living Space Offering 4 Bedrooms, A Sunny Terrace And A Large Garage With Spa. A Must See



Emlakçı Bilgisi

İsim:	Freddy Rueda
Şirket Adı:	Freddy Rueda Sarl
Ülke:	France
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Web sitesi:	https://realestateoccitane.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 399,451.15

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Laurens
Posta kodu:	34480
Yayınlandı:	16.10.2025
Açıklama:	

A popular sought after AOC wine village with various shops (post office, cafe, restaurant, bakery, butchery, :) and primary school, located between the sea and the mountains with magnificent views, less than 10 minutes from all shops and Bedarieux, 25 minutes from Beziers and the motorway, and 35 minutes from the beaches.

Character stone village house, entirely renovated to a very high standard over the past year, with 200 m2 of living space. The house offers a modern open-plan lounge and dining area, a new and well equipped kitchen giving on a 18 m2 sunny and private terrace, 4 bedrooms, 2 bathrooms (with potential for a 3rd) and a 32 m2 garage with storage and spa. A quality house with loads of charm, character, a spacious year round family home with excellent rental potential.

Ground = Entrance hall of 3 m2 with stairs to 1st floor + access to the garage of 32 m2 with spa 2 seats (potential to install a bathroom, all pipes in place) and great space for a small car or bicycles.

1st = Luminous brand new fitted kitchen (units, oven, hob, fridge) of 13 m2 with a storage cupboard and



direct access to the terrace + west facing terrace of 18 m2, not overlooked, perfect for relaxing + hallway of 1.5 m2 + open lounge and dining area of 33 m2 with pointed stone walls, revealed beams and 2 large glass doors leading onto balconies, allowing for lots of natural light + master bedroom of 13.5 m2 with ensuite of 5.2 m2 (Italian shower, sink) and dressing room + separate WC of 1.5 m2.

2st = Bedroom of 13.50 m2 + bedroom of 10.4 m2 + shower room of 12 m2 (shower, wc, basin) + bedroom of 24 m2 + games room/bedroom of 21 m2 + hallway of 8 m2.

Sundry = Reversible air conditioning + entirely renovated since 2023 + double glazed windows throughout + electric shutters + completely insulated including exterior walls + new roof, electrics and plumbing + furniture negotiable + mains water and sewage + estimated amount of annual energy consumption for standard use: between 1340 Euros and 1850 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax 884 Euros + high speed internet available + good potential for rental income.

Price = 345.600 Euros (An absolute must see !)

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 Geo-risks website: georisques.gouv.fr

Property Id : 75702
Property Size: 200 m2
Bedrooms: 4
Bathrooms: 2
Reference: FB345600E

Other Features

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

Genel Bilgiler

Yatak odası:	4
Banyo:	2
Bitmiş metrekare:	200 m2

Room details

Indoor Features:	Fitted kitchen
------------------	----------------



IMLIX

IMLIX Gayrimenkul Pazarı
<https://www.imlix.com/tr/>

Lease terms

Date Available:

Contact information

IMLIX ID:

IX7.713.568

