



Village House To Refresh With 3 Bedrooms, 2 Shower Rooms, A Convertible Attic, Cellars And A Patio, Near 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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Languages:	English, French
Web sitesi:	https://realestateoccitane.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 106,072.44

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Posta kodu:	34460
Yayınlandı:	05.03.2026
Açıklama:	

Superb, sought-after riverside village in the Orb valley (cafes, restaurants, bakeries, pharmacy, butcher, doctors:), located at 10 minutes from Roquebrun, 25 minutes from Beziers and 35 minutes from the beaches !

Village house (2 faces) to refresh, with a living area of about 86 m2, it offers a living room, a kitchen, 2 shower rooms, 2 to 3 bedrooms, a convertible attic as well as a patio and cellars ! At a few meters from the village center and the river ! Easy parking space nearby.

Ground = Entrance hall of 2.35 m2 + cellars of about 40 m2 (ideal for bikes/scooters:).

1st = Hall of 3.77 m2 + lounge of 18 m2 + room of 9 m2 (office or small spare bedroom) + 2.65 m2 shower room (shower, WC, basin unit) + large kitchen of 16.39 m2 with original wood-burning stove, double sink and french windows leading on the patio + patio of about 18 m2 with barbecue and covered area.

2nd = Hall of 2.40 m2 + corridor of 7 m2 + bedroom of 11.37 m2 with fitted wardrobe and beautiful old



tilled floor + shower room of 3.09 m2 (shower,WC, washbasin, bidet) + bedroom of 11.26 m2 with tiled floor + convertible attic of about 20 m2.

Outside = Patio with covered area and barbecue of about 18 m2.

Miscellaneous = Some refreshment to foresee + estimated amount of annual energy consumption for standard use: between 2194 Euros and 2968 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + single glazing + original features (beautiful tiles) + tiled floor + wood-burning stove and electric heating + mains sewage + roof needs to be checked.

Price = 91.800 Euros (Nice potential in a requested village !)

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 : 81058
Property Size: 86 m2
Bedrooms: 3
Bathrooms: 2
Reference: CC99000EE

Other Features

Latest properties
Outside space
Renovation required
Rental Potential
Terrace

Genel Bilgiler

Yatak odası:	3
Banyo:	2
Bitmiş metrekare:	86 m2

Utility details

Heating:	Evet
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.258.928
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