



A Charming Stone House With 90 M2 Of Living Space, Vaulted Cellars And A Large Courtyard.



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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Web sitesi:	https://realestateoccitane.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 211,672.01

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Vailhan
Posta kodu:	34320
Yayınlandı:	27.07.2026

Açıklama:

A beautiful hamlet on the shores of a lake, with no shops but a restaurant, 10 minutes from Roujan and Neffies, 25 minutes from Beziers, 20 minutes from Pezenas and 35 minutes from the beaches.

A very charming stone house situated in a magnificent, quiet and picturesque hamlet, close to Roujan and Neffies. With a living area of approximately 90 m2, it offers a warm and comfortable living environment with 2 bedrooms. You'll also enjoy a pleasant 45 m2 courtyard, ideal for al fresco dining or relaxing, as well as two superb vaulted cellars of approximately 25 m2. No work is required: the house is in excellent condition and ready to welcome you. A property full of charm, ideal as a main residence, second home or rental investment.

Ground = 2 vaulted cellars of approximately 25 m2, one of which has connections for a washing machine and access to the rear alleyway.

1st = 30 m2 living room + 15 m2 kitchen (sink, cupboard, extractor hood, cooker) + 7 m2 bathroom (toilet, washbasin, shower).

2nd = 15 m2 mezzanine bedroom + 20 m2 attic bedroom.



Outside = Attractive 45 m2 courtyard + parking space in front of the house.

Miscellaneous = Property tax of 380 Euros + heating via wood-burning stove and reversible air conditioning + no renovation work required.

Price = 183.600 Euros (Great location, a real gem, with swimming nearby !)

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

Property Id : 89059
Property Size: 90 m2
Bedrooms: 2
Bathrooms: 1
Reference: VR183600E

Other Features

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

Durum: Excellent

Genel Bilgiler

Yatak odası: 2
Banyo: 1
Bitmiş metrekare: 90 m2

Utility details

Heating: Evet

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.740.942



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