



## Beautiful Stone House With 200 M2 Of Living Space, Attic To Convert, Large Garage, Possibility Of Independent Gite And A Pleasant Garden With Pool



### 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:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 337,550.1

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Posta kodu:	34360
Yayınlandı:	31.03.2025
Açıklama:	

Village with bakery, 5 minutes from Saint-Chinian (dynamic village with all amenities), 10 minutes from Capetang, 25 minutes from Beziers and 30 minutes from the beaches !

Beautiful stone house with character (3 sides) offering 200 m2 of living space, it comprises a total of 4 bedrooms, 2 bathrooms, a bright living room with lounge/dining room, a separate kitchen, an office, a terrace to the front and an attic of 80 m2 to finished converting. On the ground floor a large parental area which could be used as a completely independent gite, comprising a bedroom, a shower room and a lounge/laundry area. There is also a large 70 m2 garage and a pleasant 530 m2 garden with a garden area, a pool area and a summer kitchen ! Very charming !

Ground = Large garage of almost 70 m2 with well and pump + access to the parental space of almost 41 m2 with a lounge/laundry area of 26 m2 (working plan, sink, french window onto pool) + shower room of 3 m2 (washbasin, WC, shower) + bedroom of 12 m2 (French window onto terrace), this space would also be ideal to use as a completely independent gite.

1st = Office of 16.66 m2 + bright living room of 45 m2 comprising lounge and dining area with beautiful



stone fireplace and access to the front terrace + kitchen of 13.38 m2 (higher and lower units, sink, electric hob, electric oven and French doors onto the terrace) + terrace of 28 m2 north-east facing, at the front of the house + hall of 2 m2 + WC and washbasin of 2 m2.

2nd = Large corridor of 10 m2 + bedroom of 18.17 m2 (beautiful tiled floor) + bedroom of 11.67 m2 (original marble fireplace) with dressing room of 8 m2 + bedroom of 17.87 m2 (with original marble fireplace) + large bathroom of 13 m2 (bath, shower, WC, washbasin).

3rd = Superb attic of almost 80 m2 to finish converting (the water supply is in place, the windows and velux are in place, only the interiors needs to be done and the floor to be revised).

Exterior = Terrace at the front of the house of 28 m2, facing north-east + total grounds of 530 m2 including a side garden as well as a south facing pool area with terrace and summer kitchen at the back + salt water swimming pool (7x4m) + covered summer terrace with stone bar, sink and barbecue fireplace.

Miscellaneous = Double glazing + wooden shutters + electric heating + fireplace (pipe to be finished) + beautiful character features (exposed stone walls, beams, marble fireplace, tommettes:) + good roof + connected to mains drainage + land tax of 1900 Euros.

Price = 297. 000 Euros (Super charming ! With extra potential !)

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 : 66698

Property Size: 200 m2

Property Lot Size: 530 m2

Bedrooms: 4

Bathrooms: 2

Reference: CSC297000E

## **Other Features**

Courtyard

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden



# IMLIX

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

## Genel Bilgiler

Yatak odası: 4  
Banyo: 2

## Utility details

Heating: Evet

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.762.127

