

[Click to view MFH-LFR-CR201960E](#)

## Pleasant Village House With 3 Bedrooms, Cellars, Terrace And Courtyard...

Roquebrun , Herault , Occitanie

**€189,000**

inc. of agency fees

3 Beds

1 Baths

Magnificent sought-after riverside village in the Orb valley with all shops (bars, restaurants, bakeries, butcher, supermarket, pharmacy, schools:) with...

### At a Glance

**Reference** MFH-LFR-CR201960E  
**Bed** 3

**Near to** Roquebrun  
**Bath** 1  
**Pool** No

**Price** €189,000  
**Land Tax** N/A

### Property Description

Magnificent sought-after riverside village in the Orb valley with all shops (bars, restaurants, bakeries, butcher, supermarket, pharmacy, schools:) with its beautiful river, located at 10 minutes from Roquebrun, 25 minutes from Beziers and 35 minutes from the beach !

Pleasant village house with a living space of 100 m2 offering 3 bedrooms, a living area with open kitchen, a shower room, a terrace of 10 m2, a pleasant courtyard of 20 m2 plus large cellars of about 50 m2. Beautiful views and only a few steps to the river !

Basement = Large cellar of about 50 m2 with access to the river.

Ground = Entrance on a pleasant courtyard of 20 m2 in front of the house + hall of 8 m2 + bedroom of 11.57 m2 + shower room of 8.76 m2 (double basin unit, WC, shower, laundry area) + bedroom of 11.24 m2 + door going to the cellar.

1st = Living room of 45 m2 with open kitchen (lower units, electric oven, gas hob, hood, sink, dish washer) and a lounge with insert fireplace.

2nd = Large and pleasant bedroom of 27.21 m2 with nice view on the hills + room of 5.81 m2 (possibility to create a shower room, water arrivals already there) + terrace of 10 m2 with view on the roofs.

Exteriors = Pleasant courtyard in front of the house of about 20 m2 + terrace of 10 m2 with nice view on the roofs.

Extras = Heated pump system (air and water) + reversible air conditioning + insert fireplace + fully renovated from 2018 on (electricity, plumbing, roof) + double glazing + aluminium shutters + a few cosmetics finitions to do + parking just in front + estimated amount of annual energy consumption for standard use: between 410 € and 610 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 921€.

Price = 189.000 € (In a requested village, right in the Orb valley !)

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](http://georisques.gouv.fr)

Property Id : 57896

Property Size: 100 m2

Property Lot Size: 66 m2

Bedrooms: 3

Bathrooms: 1

Reference: CR201960E

## **Other Features**

Courtyard

Immediately Habitable

Outside space

Rental Potential

Terrace

## Summary

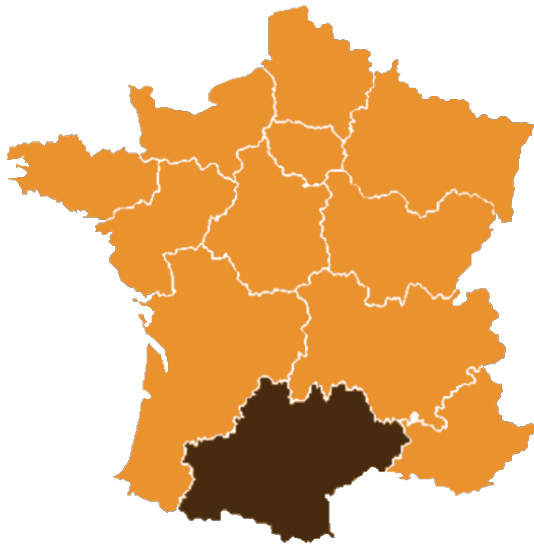
Property type:	Village house
Bedrooms:	3
Bathrooms	1
Price	€189,000

## Key Information

Property Features:

- Courtyard

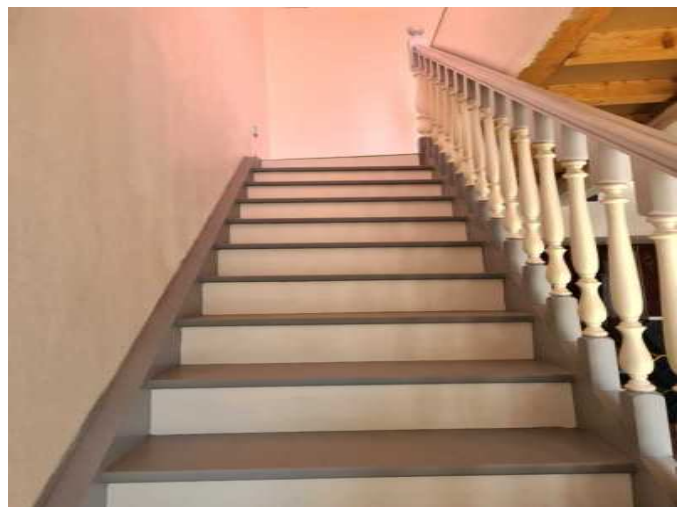
## Location: Occitanie



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved