

185 000 €

Buying house

7 rooms

Surface : 160 m²

Surface of the land : 320 m²

Exposition : Sud

View : Citadine

Hot water : Electrique

Inner condition : to renovate

External condition : good

Couverture : tiles

Amenities :

Bedroom on ground floor, Double Glazing,

Calm

5 bedroom

2 terraces

2 showers

2 WC

1 garage

Legal information

185 000 € fees included

5,71% VAT of fees paid by the buyer
(175 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



House B02082 Bédarieux

Two-story house consisting of two four-room apartments with separate entrances, a garden, and a garage. This property includes, on the ground floor, a four-room apartment of approximately 55 m² featuring a living area opening onto the garden, as well as three bedrooms and a shower room. This apartment is in good overall condition, equipped with reversible air conditioning and double glazing. Upstairs, there is a second four-room apartment of about 90 m² with a bright 40 m² living room opening onto a small terrace. It also includes three bedrooms, a shower room, and a garage. This apartment requires some updating (woodwork, kitchen...). The property is sold vacant, making it ideal for a family looking for two separate apartments or an investor seeking properties with high rental demand. Potential rental income of €16,200 per year.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B

Document non contractuel - 11/02/2026

