



## A Haven Of Peace Nestling In A Pine Forest - Charming Villa 10 Minutes From The Town Centre.



### Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (467) 363-428
Sprachen:	English, French
Webseite:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 1,167,620.65

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Béziers
Postleitzahl:	34500
Veröffentlicht:	26.05.2025

#### Beschreibung:

Medieval town with all shops, cafes and restaurants, schools, on the river Orb and the Canal du Midi, 15 minutes from the beaches, 15 minutes from Cap d'Agde/Beziers airport and 30 minutes from Montpellier airport.

In the heart of a sought-after residential area, protected by the peace and quiet of a majestic pine forest, this superb 70s villa, renovated in 2005, is immediately appealing for its character and authenticity. A real haven of tranquillity, located just 10 minutes' drive from the town centre, combining comfort, space and discretion. The villa offers a generous, light-filled living space of around 300 m<sup>2</sup> and is built around a sumptuous interior patio, a real centrepiece that invites you to relax in complete privacy. An elegant swimming pool completes this idyllic setting, ideal for enjoying the sunny days in complete tranquillity. Set in grounds of around 4300 m<sup>2</sup>, this rare property combines generous volumes, undeniable character and a privileged location.

Ground = 32 m<sup>2</sup> garage.



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1st = 50 m<sup>2</sup> living room with access to a 43 m<sup>2</sup> mezzanine adjoining an 11 m<sup>2</sup> study and access to the interior patio + 18 m<sup>2</sup> dining room + 21 m<sup>2</sup> fitted kitchen (wall and floor units, induction hob, dishwasher, 2 ovens, microwave, coffee machine, fridge) and access to a large terrace + 11 m<sup>2</sup> storeroom + WC with washbasin + 28 m<sup>2</sup> hallway + 2 bedrooms of 15 m<sup>2</sup> and 16 m<sup>2</sup>, both with access to a 5.5 m<sup>2</sup> (bath, washbasin, WC) + 14 m<sup>2</sup> en suite bedroom with 2.5 m<sup>2</sup> hall and 5 m<sup>2</sup> shower room (shower, washbasin, WC) + 22 m<sup>2</sup> en suite bedroom with 6.5 m<sup>2</sup> shower room (shower, washbasin, WC) with access to the swimming pool and access to a 28 m<sup>2</sup> mezzanine en suite bedroom with WC and washbasin.

Outside = Heated, secure swimming pool (10x5m, chlore) and summer kitchen of 12 m<sup>2</sup> + WC with handbasin + large plot of about 4300 m<sup>2</sup> planted with pine and fig trees + wooden pergola + separate annexe of about 15 m<sup>2</sup> with shower, washbasin and WC + porch for 2/3 cars.

Miscellaneous = Oil-fired central heating and reversible air conditioning in 2 rooms + water “bas Rhone” with filtration system + non-compliant individual sanitation (work to be planned) + estimated amount of annual energy consumption for standard use: between 11208 Euros and 15164 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax of 6500 Euros.

Price = 995.000 Euros (A rare opportunity in an unspoilt setting)

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 : 74719

Property Size: 300 m<sup>2</sup>

Property Lot Size: 4,300 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 3

Reference: B1260000E

## **Other Features**

Immediately Habitable

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## **Allgemein**



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Schlafzimmer:	5
Badezimmer:	3
Fertige m <sup>2</sup> :	300 m <sup>2</sup>
Grundstücksgröße:	4300 m <sup>2</sup>

## Zimmerdetails

Innenausstattung:	Fitted kitchen
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## Versorgungsdetails

Heizung:	Ja
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## Gebäudedetails

Außen-Ausstattung:	Pool
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## Mietbedingungen

Verfügbar ab:	
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## Kontaktinformation

IMLIX ID:	IX6.982.052
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