



## Elegant And Charming Villa With 145 M2 Of Living Space On A 1675 M2 Landscaped Plot With Exceptional Views



### 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 534,131.91

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Cruzy
Postleitzahl:	34310
Veröffentlicht:	12.06.2025

#### Beschreibung:

Picturesque and charming village with grocery store, post office and cafe/restaurant, located 5 minutes from Bize-Minervois, 10 minutes from Capetang (a vibrant village along the Canal du Midi), 30 minutes from Narbonne and 40 minutes from the beaches !

Elegant and charming villa built in 2022, offering a living area of 145 m2, comprising 3 bedrooms (including a master suite), 2 bathrooms/shower rooms, a living space with a beautiful open-plan kitchen and a lounge featuring a 6-meter-high ceiling, a utility/laundry room, a large veranda, as well as cellars. Set on a beautifully landscaped and well-maintained plot of 1675 m2, offering exceptional views ! The grounds are suitable for the construction of an infinity pool to fully enjoy the breathtaking scenery ! This charming villa will captivate you with its high-quality materials and its natural, contemporary decoration ! Located in a peaceful and picturesque village, in the heart of nature !

Basement = 2 large cellars of 28 m2 and 26 m2.



Ground = Entrance into a 54 m2 open-plan living space offering a lounge area with an impressive ceiling height of over 6 meters, a bay window opening onto the terrace, and a charming open kitchen (large concrete and terracotta table, multiple storage cupboards, sink, gas piano cooker, built-in dishwasher) + a 6.32 m2 utility/pantry room with additional storage + magnificent 30 m2 veranda that can serve as a dining room or leisure area, with breathtaking views through its large panoramic windows + 2.78 m2 hallway with cupboards + 11.66 m2 bedroom + 11.19 m2 bedroom + 5.92 m2 bathroom (vanity unit, bathtub, heated towel rail) + 1.70 m2 WC.

1st = Master suite totaling 22 m2, offering a bedroom, a dressing area and a shower room with (shower, double vanity unit, WC).

Exterior = A magnificent, beautifully landscaped and maintained 1675 m2 plot + rainwater collection tank + drip irrigation system + pool-ready plot suitable for a large infinity pool (spectacular views) + several parking spaces at the front of the house with gravel driveway.

Sundry = High-quality construction from 2022 + double glazing + wooden shutters + pellet stove + magnificent travertine flooring + beautiful wooden doors + 6-meter-high ceiling in the living room + spectacular views + connected to mains drainage + natural materials in line with modern trends + estimated amount of annual energy consumption for standard use: between 430 Euros and 630 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax estimated at about 1500 Euros.

Price = 453.600 Euros (Truly magnificent !)

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

Property Id : 70759

Property Size: 145 m2

Property Lot Size: 1,675 m2

Bedrooms: 3

Bathrooms: 2

Reference: MC453600E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Terrace

With Land/Garden



## Allgemein

Schlafzimmer: 3  
Badezimmer: 2

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX7.188.315

