



Exceptional Location For This Lovely Villa



Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	https://clefrance.co.uk

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 468,880.17

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Bédarieux
Postleitzahl:	34600
Veröffentlicht:	06.08.2025

Beschreibung:

REDUCED in price - On the outskirts of the village, in a peaceful natural very private environment, superb villa offering 130 m2 of living space including 3 bedrooms and various terraces with breathtaking views, plus a garage. The house is located on a 2746 m2 plot that could accept a pool. A real coup de cœur.

- Location: Between sea and mountains, charming village with some amenities less than 10 minutes from all shops and Bedarieux, 25 minutes from Beziers and the highway, 35 minutes from the beaches.

- Ground floor: Entrance of 4.5 m2, living room of 37 m2 with a 3 m2 balcony and breathtaking views, separate and equipped kitchen of 16 m2 (hob, extractor hood, oven, microwave, dishwasher, fridge/freezer, sink) giving onto a large terrace of 18 m2, laundry room of 7.7 m2 with direct access to the garage of 25 m2, WC.

- 1st floor: Landing of 8 m2, bedroom of 16.2 m2 with terrace of 22 m2, 2 bedrooms of 13 m2 each, one with built-in dressing room, bathroom of 10 m2 (walk-in shower, spa bath, storage, double sink).



- Exterior: Wooded garden of 2746 m2, parking spaces for several cars and camper van, possibility to install a pool on the wooden terrace or to build one, cellar of 40 m2, covered terrace of 30m2, former kennel.

- Extras: Annual property tax of 1000 Euro, solar panels (auto consumption for reversible air conditioning and thermodynamic boiler), reversible air conditioning, double glazing, electric shutters, micro station from 2012 (septic tank up to standards), awning.

Exceptional environment.

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.

Other Features

Property Size: 130 m2

Property Lot Size: 2,746 m2

Bedrooms: 3

Bathrooms: 1

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.



In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Allgemein

Schlafzimmer:	3
Badezimmer:	1
Grundstücksgröße:	2746 m ²

Gebäudedetails

Außen-Ausstattung:	Pool
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX7.401.063
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IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

