



## Elegant New Build Single-Storey Villa With 3 Bedrooms And Garage On An Enclosed Plot Of 413 M2 With Pool. Peaceful Setting With 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
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Sprachen:	English, French
Webseite:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 405,000

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34460
Veröffentlicht:	20.11.2025
Beschreibung:	

A dynamic village offering all amenities (bakery, butcher, cafe, restaurants, supermarket, :), located 10 minutes from Murviel-les-Beziers, 15 minutes from Beziers and 25 minutes from the beaches !

Elegant new build single-storey villa (built in 2025) offering a living area of approximately 123 m2. It comprises a spacious and exceptionally bright 60 m2 living room with an open-plan kitchen, a laundry room, 3 bedrooms including a master suite, 2 shower rooms, as well as a garage. The property sits on a fully enclosed 413 m2 plot, elegant and easy to maintain, featuring a swimming pool and two private parking spaces. Peaceful setting, on the heights of the village, enjoying beautiful surrounding views.

Ground = Attractive polished-concrete porch in front of the house + large, exceptionally bright living area thanks to its expansive bay windows, offering 60 m2 with an open-plan kitchen + utility room of 6.76 m2 (thermodynamic water heater) with exterior access + fully tiled 14.34 m2 garage with electric door + hallway of 6.65 m2 + 4 m2 shower room (Italian-style shower and vanity unit) + bedroom of 11.46 m2 + bedroom of 11.10 m2 + 1.84m2 (suspended) WC + master suite of 21 m2 comprising a



17.61 m2 bedroom (bay windows opening onto the exterior) with dressing area and its en-suite 4 m2 shower room (Italian-style shower and double vanity unit).

Exterior = 413 m2 fully enclosed, landscaped and refined plot (olive trees, pomegranate tree) + chlorine shell pool (6x3m) with terrace.

Miscellaneous = Built in 2025 with high-quality features meeting the latest standards + ducted reversible air conditioning with thermostat in each room + aluminium double glazing + electric roller shutters + estimated amount of annual energy consumption for standard use: between 390 Euros and 570 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + 2 private parking spaces.

Price = 405.000 Euros (Peaceful setting on the heights, with beautiful views !)

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 : 77479

Property Size: 123 m2

Property Lot Size: 413 m2

Bedrooms: 3

Bathrooms: 2

Reference: C410400E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Neu: Ja

## Allgemein

Schlafzimmer: 3

Badezimmer: 2

Fertige m<sup>2</sup>: 123 m<sup>2</sup>

Grundstücksgröße: 413 m<sup>2</sup>



# IMLIX

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

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## Gebäudedetails

Außen-Ausstattung:

Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:

IX7.937.824

