



## Glorious Villa with Lovely Garden



### 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:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 352,363.86

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Balaruc-le-Vieux
Postleitzahl:	34540
Veröffentlicht:	12.01.2026

### Beschreibung:

Glorious Villa with 77 sq m of living space on a fenced plot of approximately 181 sq m. The villa comprises, on the ground floor: an entrance hall leading to a living/dining room/fitted/equipped kitchen of approximately 33 sq m, all opening onto a garden of approximately 100 sq m, and a WC. Upstairs there are two bedrooms, one with a dressing room, a large shower room, a dressing room, and a WC. Also on the ground floor are a workshop and a garage with a mezzanine, and a parking space in front of the garage.

Insulation was installed in 2019, and the gas boiler was installed in 2018.

Ideally located in a quiet area, close to all shops, schools, the motorway, beaches, etc.

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, 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 Sète and Grande Motte bringing in millions of tourists every



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summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault 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 Hérault 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.

Hérault 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).

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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.

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## Allgemein

Schlafzimmer:	2
Badezimmer:	1
Grundstücksgröße:	181 m <sup>2</sup>

## Versorgungsdetails

Heizung:	Ja
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# IMLIX

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

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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:

IX8.036.817

