



## Superb High-End Single Storey Villa And Independent Guest Cottage On A Magnificent Landscaped Plot Of 5500 M2 With Pool, Horse Stalls And Spectacular Views.



### Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Firma:	
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Dienstleistung:	
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:	USD 764,452.1

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34240
Veröffentlicht:	25.02.2026

### Beschreibung:

Charming hamlet in the Parc naturel regional du Haut-Languedoc located 5 minutes from Herepian (vibrant village with all amenities), 10 minutes from Lamalou-les-Bains, 40 minutes from Lac du Salagou and 50 minutes from the beaches !

Superb high-end single storey villa (built in the 2000s), the main residence offers a living area of 200 m2, comprising a vast light-filled living space with a cathedral ceiling of over 5 meters height, a dining area, a lounge and a fully equipped open-plan kitchen with adjoining laundry room. Sleeping quarters : 3 bedrooms in total, including a magnificent master suite with dressing room and private bathroom, plus an additional shower room for guests. In addition, there is a fully independent 40 m2 guest cottage comprising (one bedroom, a shower room, a living area with fully equipped open-plan kitchen and its own private terrace). Ideal for guests or for seasonal rental opportunities ! Also featuring a garage space of over 140 m2. All set within magnificent, beautifully landscaped grounds of 5500 m2 with 25 olive trees, a lavender field, several terraces, handcrafted dry-stone walls, a south-facing swimming pool, horse stalls - a true haven of peace in the heart of nature ! Quality features throughout !



Basement = Large garage of over 140 m<sup>2</sup> with electric gate.

Main house of 200 m<sup>2</sup>

Ground = Entrance hall of 6.63 m<sup>2</sup> with cupboard and door with staircase leading down to the garage + superb living area of over 110 m<sup>2</sup> with a spectacular cathedral ceiling of above 5 metres, this space is bathed in natural light thanks to its large french windows offering views over the swimming pool and olive trees + lounge area, dining area and fully equipped open-plan kitchen (central island bar, coffee machine, dishwasher, microwave, electric oven, american-style fridge freezer, double sink, induction hob, extractor hood, ample storage) + pantry/laundry area + WC with hand basin of 3.14 m<sup>2</sup> + corridor of 8 m<sup>2</sup> + master suite of 35 m<sup>2</sup> comprising an 18 m<sup>2</sup> bedroom (picture window opening onto the exterior), a 2.70 m<sup>2</sup> hallway, a 5 m<sup>2</sup> dressing room and its fully tiled en-suite bathroom of 9 m<sup>2</sup> (bathtub, double vanity unit, heated towel rail) and separate WC of 1.68 m<sup>2</sup> + shower room of 4.55 m<sup>2</sup> with Italian stones (walk-in shower, exquisite washbasin from Turkey) + bedroom of 12.45 m<sup>2</sup> + bedroom of 10.51 m<sup>2</sup>.

Fully independent 40 m<sup>2</sup> guest cottage

Ground = 20 m<sup>2</sup> living area/fully equipped open-plan kitchen (electric oven, electric hob, sink, extractor hood, refrigerator and french window opening onto private terrace) + 3 m<sup>2</sup> hall + 3 m<sup>2</sup> shower room (walk-in shower, vanity unit) + WC of 1.60 m<sup>2</sup> + 10 m<sup>2</sup> bedroom with built-in wardrobe.

Exterior = Magnificent landscaped grounds of 5500 m<sup>2</sup> offering spectacular views over the surrounding hills + 25 olive trees + lavender field + automatic irrigation system + beautiful central driveway + superb handcrafted dry-stone walls + outdoor lighting + south-facing 9 x 4.5 m chlorine swimming pool with outdoor shower + horse stalls + several terraces.

Additional features = Double glazing + electric roller shutters + underfloor central heating with heat pump for the main house and reversible air conditioning + electric heating for the guest cottage + tiled flooring and wooden parquet + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 1920 Euros and 2660 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 2200 Euros + possibility to negotiate furniture.

Price = 665.280 Euros (Splendid ! A must see !)

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 : 80490

Property Size: 240 m<sup>2</sup>

Property Lot Size: 5,500 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3



Reference: TH665280E

## Other Features

Immediately Habitable  
Latest properties  
Outside space  
Prestige  
Private parking/Garage  
Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

## Allgemein

Schlafzimmer:	4
Badezimmer:	3
Fertige m <sup>2</sup> :	240 m <sup>2</sup>
Grundstücksgröße:	5500 m <sup>2</sup>

## Versorgungsdetails

Heizung:	Ja
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## Gebäudedetails

Außen-Ausstattung:	Pool
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:	IX8.229.808
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