



## Superb Fully Renovated Contemporary Villa In A Secure Residence With 200 M2 Of Living Space On A 1350 M2 Plot With Petanque Court And Heated Pool.



### Agenten-Info

Name:	Freddy Rueda
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Firma:	
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Dienstleistung:	
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 738,875.04

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Béziers
Postleitzahl:	34500
Veröffentlicht:	15.04.2026

### Beschreibung:

A large, vibrant village with all amenities, ideally located just 5 minutes from the motorway, 10 minutes from Beziers/Cap d'Agde airport and 10 minutes from the beaches !

Superb fully renovated contemporary villa in a secure residence. It offers a living area of 200 m2 with generous volumes, comprising 4 to 5 bedrooms, 3 bathrooms, a laundry room, a fully equipped kitchen, a light-filled living space, a mezzanine area, as well as a garage, a superb fully equipped summer kitchen, a petanque court, a terrace and a heated swimming pool, all set on a peaceful 1350 m2 plot.

Ground = Large entrance hall of 11 m2 + fully equipped kitchen of 13.08 m2 (bar, American-style fridge, electric oven, electric hob, extractor hood, microwave, dishwasher, sink) + superb ultra-bright living area of 55.46 m2 with large sliding glass doors opening onto the pool + hallway of 3.32 m2 + WC and vanity unit of 2.58 m2 + hallway of 8.15 m2 with built-in cupboards + bedroom of 11.73 m2 (French doors onto the pool) + study (or occasional bedroom) of 7.61 m2 + bathroom of 7 m2 (bathtub, vanity



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unit, heated towel rail) + WC of 0.50 m<sup>2</sup> + hallway of 4.85 m<sup>2</sup> + bedroom of 10.93 m<sup>2</sup> (French doors opening onto the outside) + master suite of 14 m<sup>2</sup> (wardrobes) with en-suite shower room of 3 m<sup>2</sup> (shower, vanity unit, heated towel rail) + utility room/back kitchen of 12.71 m<sup>2</sup> + garage of 20 m<sup>2</sup> with electric gate.

1st = Mezzanine of 12 m<sup>2</sup> (ideal as office) + master suite of 17 m<sup>2</sup> with bedroom, en-suite shower room (walk-in shower, vanity unit) and WC + private terrace of 7.50 m<sup>2</sup>, ideal for sunbathing.

Exterior = Beautiful 1350 m<sup>2</sup> plot easy to maintain and attractively landscaped + superb summer kitchen of approximately 30 m<sup>2</sup> (fully equipped) with large sliding doors + large heated swimming pool with heat pump, 12 x 6m (south-facing exposure) + petanque court + well with borehole.

Additional features = Fully renovated (electricity, plumbing, roof) + double glazing + tiled flooring + ducted reversible air conditioning + connected to mains drainage + located within a secure residence + annual maintenance charges approximately 200 Euros/year + annual property tax of 2500 Euros.

Price = 629.640 Euros (Superb !)

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 : 83094

Property Size: 200 m<sup>2</sup>

Property Lot Size: 1,350 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 3

Reference: CB629640E

## **Other Features**

Immediately Habitable

Latest properties

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## **Allgemein**



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Schlafzimmer:	5
Badezimmer:	3
Fertige m <sup>2</sup> :	200 m <sup>2</sup>
Grundstücksgröße:	1350 m <sup>2</sup>

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX8.388.710

