



## 6 room, 121m2 Villa for sale in Meze - 345 000 € \*



### Agenten-Info

Name:	Patrick Gibbins
Name der Firma:	Artaxa Immo Sarl
Land:	Frankreich
Erfahrung seit:	2008
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	
Sprachen:	French
Webseite:	

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 404,853.39

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Meze
Postleitzahl:	34140
Veröffentlicht:	20.04.2026

### Beschreibung:

Villa with garden, close to the beach - strong potential - Meze

Located in a quiet residential area of the charming town of Meze, close to the Thau Lagoon and local amenities, this independent villa of approximately 120 m2 of living space sits on a 404 m2 plot and offers excellent renovation potential.

The house is arranged over two levels that can easily be used together or separately.

On the ground floor, currently set up as a self-contained apartment:

two bedrooms

a kitchen

a bathroom



a separate toilet

This space needs refreshing and modernisation, with single-glazed windows and wooden shutters, but it offers a great base to create an independent unit, rental accommodation, or a family apartment.

The ground floor also includes a large garage of approximately 40 m<sup>2</sup>, ideal for parking, a workshop, or storage.

On the first floor, the main living area offers:

three bedrooms

a separate kitchen

a bright living room of over 25 m<sup>2</sup>

a bathroom with toilet

The kitchen and living room open onto a continuous balcony, large enough to place a small table and enjoy the outdoors.

This floor benefits from more recent features:

double glazing

electric roller shutters

mosquito screens

reversible air conditioning

The original heating system (previously oil-fired boiler) has been retained, making it easy to install a heat pump using the existing network.

The house is sound and well maintained, with no major structural work required.

Some improvements have already been made:

updated electrical panel and installation

recent water heater (2022)

Outside, the garden provides a pleasant space around the house. The property also benefits from a private borehole supplying the house, offering the choice between mains water and well water—a real advantage for irrigation and consumption.



An ideal property for a family home, rental project, or holiday residence, offering numerous development possibilities in a sought-after area of Meze.

Don't miss this opportunity - contact ARTAXA: +33 4 67 28 20 35 - [info@artaxa.com](mailto:info@artaxa.com)

Information on the risks to which this property is exposed is available on the website Georisques

Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

## Allgemein

Schlafzimmer:	5
Fertige m <sup>2</sup> :	121 m <sup>2</sup>
Grundstücksgröße:	404 m <sup>2</sup>

## Zimmerdetails

Zimmer insgesamt:	6
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## Versorgungsdetails

Heizung:	Ja
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## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX8.389.191

