



Charming Detached Sunny South-Facing Villa With 3 Bedrooms, 2 Bathrooms And Independent Garage On A Private Landscaped Plot Of 805 M2 With Pool And 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
Telefon:	+33 (467) 363-428
Sprachen:	English, French
Webseite:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 296,694.21

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34240
Veröffentlicht:	13.08.2026
Beschreibung:	

Pretty hamlet at 10 minutes from Lamalou les Bains (famous spa town with all amenities and golf court), with immediate access to the Orb valley (rafting, canyoning, kayak, climbing, cycling, hiking, :) but also 50 minutes to the beach and 40 minutes to Beziers .

Charming detached sunny south-facing villa, offering 110 m2 of living space including 3 bedrooms and 2 bathrooms on private landscaped plot of 805 m2 with pool and a detached garage (that could be converted into a gite). The property is sold completely equipped and furnished , ready to move into. Enjoy the beautiful views !

Ground = Entry onto hall + fully equipped kitchen of 12,60 m2 (upper and lower elements, hob, oven, new fridge) + dining room of 16 m2 with sliding aluminium doors giving onto the pool area + living room of 17 m2 with chimney + spare bedroom of 8 m2 + bedroom of 10 m2 with stunning views and shower room (basin, toilet) + master bedroom of 16 m2 with ensuite bathroom (bath, basin, shower, toilet).



Exterior = Pool of 7,5x3m with lovely stone slabbing + independent 16 m² garage + barbecue + leafy evergreen hedges for privacy + olive, almond, cherry, fig trees + lavender, rosemary, jasmine + lots of charm + ideal for indoor /outdoor living + annual property tax of 750 Euros.

Price = 255.000 Euros

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

Property Id : 90200

Property Size: 110 m²

Property Lot Size: 805 m²

Bedrooms: 3

Bathrooms: 2

Reference: TL255000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Allgemein

Schlafzimmer: 3

Badezimmer: 2

Fertige m²: 110 m²

Grundstücksgröße: 805 m²

Gebäudedetails

Außen-Ausstattung: Pool

Mietdetails

Möbliert: Ja

Mietbedingungen

Verfügbar ab:



IMLIX

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

Kontaktinformation

IMLIX ID:

IX8.820.346

