



A Lovely Property Comprising Two Dwellings With Living Areas Of 160 M2 And 65 M2, A 28 M2 Studio Flat And 2,552 M2 Of Land With A Swimming Pool.



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 929,641.85

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Meze
Postleitzahl:	34140
Veröffentlicht:	12.08.2026

Beschreibung:

Village a nursery and primary school, a supermarket, a grocery shop, bakeries, restaurants and a cafe, and a medical centre. It is 30 minutes from Beziers, 25 minutes from Pezenas and Montpellier, and 10 minutes from Meze and the Étang de Thau.

In a privileged setting, in absolute tranquillity and at the end of a cul-de-sac, discover this beautiful property set on a plot of 2552 m2, offering a rare, peaceful and particularly sunny living environment. The property comprises two separate dwellings, complemented by a 28 m2 studio situated near the swimming pool, offering a wide range of possibilities: as a main residence or independent accommodation, for hosting family or friends, a rental venture or a business venture. The main house, with approximately 160 m2 of living space spread over two floors, enjoys direct access to a superb garden - part of which is suitable for building - as well as a lovely swimming pool area. The second dwelling, with approximately 65 m2 of living space, is a real bonus and allows you to envisage various projects depending on your needs. The property enjoys a south-facing aspect and optimal sunlight. Peace



and privacy are the hallmarks of this property.

In terms of location, you'll enjoy a particularly sought-after spot: around 10 minutes from Meze and the coastline of the Étang de Thau, and just 25 minutes from Montpellier and Pezenas.

House A (160 m2)

Ground = 5.6 m2 entrance hall + WC with washbasin + 61 m2 living/dining room with access to the garden and a built-in fireplace + 16 m2 kitchen (wall and base units, induction hob, extractor hood, electric oven and microwave, dishwasher) + 5 m2 utility room/pantry.

1st = 7 m2 hallway + 4 bedrooms measuring 13 m2, 12 m2, 11.7 m2 and 14 m2 + 12.3 m2 bathroom (shower, bath, WC, double washbasin).

House B (63 m2)

Garage (42 m2) + living room/kitchen (31 m2) + hall (2.5 m2) + bedroom (12.5 m2) with mezzanine (6.5 m2) + bedroom (10 m2) + shower room (6.2 m2) (shower, WC, washbasin).

Studio/pool house (28 m2)

Shower room (shower, washbasin,toilet) + fitted kitchen + separate bedroom.

Outdoors = Superb flat, landscaped garden (including approximately ,500 m2 of buildable land) with swimming pool (16x7m, chlorinated with retractable cover) + garden shed + terraces all around the house + covered barbecue area.

Miscellaneous = Annual property tax of 1900 Euros + estimated amount of annual energy consumption for standard use: between 2990 Euros and 4100 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + reversible air conditioning and electric heating + borehole and water from the Bas Rhone (180 Euros/year) + electric roller shutters (and original wooden shutters) + integrated watering system + electric gate.

Price = 799.000 Euros (Well-located in a quiet area)

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

Property Id : 90152

Property Size: 251 m2

Property Lot Size: 2,252 m2

Bedrooms: 7

Bathrooms: 3

Reference: VM799000E



Other Features

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

Allgemein

Schlafzimmer:	7
Badezimmer:	3
Fertige m ² :	251 m ²
Grundstücksgröße:	2252 m ²

Zimmerdetails

Innenausstattung:	Fitted kitchen
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Versorgungsdetails

Heizung:	Ja
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Gebäudedetails

Außen-Ausstattung:	Pool
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX8.820.350
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