



Pretty Detached Villa With Swimming Pool



Στοιχεία μεσίτη

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Όνομα εταιρείας:	Cle France Ltd
Χώρα:	United Kingdom
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 655,182.96

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	05/06/2025

Περιγραφή:

Pretty villa on 721 m2 of land, in very good condition, with 130 m2 of living space including 4 bedrooms and 2 bathrooms (one of which is on the ground floor), not overlooked, with heated swimming pool and charming, easy-to-maintain garden. A 45 m2 extension (workshops) could be converted into an independent studio. Situated in a quiet residential area, 10 minutes' walk from the shops.

- Location: Village with all amenities, nursery and primary schools, restaurants and cafe, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

- Ground floor: 50 m2 living/dining room with fireplace, 13.5 m2 fitted kitchen (hob, extractor hood, electric oven, dishwasher, sink, wall and floor units), 6 m2 storeroom, 4 m2 hall, 5 m2 bathroom (2 basins and bath), 14 m2 bedroom, 14 m2 workshop with access to another 31 m2 workshop (with access to the rear of the house), 23 m2 garage.

- 1st floor: 3.5 m2 hallway, 3 bedrooms of 10.9 m2, 10 m2 and 10 m2, WC, 3 m2 shower room (shower and washbasin).

- Exterior: Beautiful terrace, swimming pool (8m x 4m, chlorine, heated with electric protective cover).



- Miscellaneous: Reversible underfloor air conditioning, annual property tax of 2041 Euros, estimated amount of annual energy consumption for standard use: between 880 Euros and 1280 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), automatic watering system.

Cosy, quiet and welcoming.

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.

Other Features

Property Size: 130 m²

Property Lot Size: 721 m²

Bedrooms: 4

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city



(Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	2
Μέγεθος αυλής:	721 τ.μ

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Ναί
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX6.987.408
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IMLIX

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