



## Fully Renovated Manor House, Garage, Spa And Superb Terrace



### Στοιχεία μεσίτη

Όνομα:	David Evans
Όνομα εταιρείας:	Cle France Ltd
Χώρα:	United Kingdom
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+44 (1440) 820-358
Languages:	English, French
Site:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 378,552.46

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Cazouls-les-Beziers
Ταχυδρομικός κωδικός:	34490
Δημοσιεύθηκε:	08/07/2025
Περιγραφή:	

**REDUCED** in price - Fully renovated maison de Maitre, with a contemporary style but still a touch of authenticity, this beautiful house is offering 223 m2 of living space with superb volumes, 5 bedrooms in total (2 master bedrooms), 4 shower rooms, laundry room, office, large living room with open kitchen, garage, superb terrace of 50 m2, plus a spa room. Unique. Sold fully furnished.

- Location: Pleasant village with all shops (bar, restaurant, bakery, supermarket:) located at 15 minutes from Beziers and 25 minutes from the beach.

- Ground floor: Large entrance of 15.60 m2, garage of 45.30 m2 (electric gate, can receive 3 cars), office or bedroom of 12.96 m2, corridor of 4.43 m2 with wardrobe, laundry area of 4.51 m2 with sink and hot water tank, entirely tiled spa of 20 m2 with sauna, jacuzzi, french window, ventilation system, WC and hand wash basin).

- 1st floor: Superb staircase leading on a spacious living room of 65.66 m2, nice bar with sink, fitted kitchen (american fridge, lower units, electric oven, gaz hob, hood) plus a lounge area, corridor of 2.36 m2, bedroom of 14.15 m2, shower room of 5.60 m2 (shower, basin unit and WC), en suite master



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bedroom of 22 m2 with bedroom, cupboard, wardrobe, shower room (shower, basin unit and WC).

- 2nd floor: Hall of 8.50 m2, shower room of 4.22 m2 (basin unit, shower and WC), bedroom of 14.35 m2, cupboard for storage of 3.81 m2, en suite master bedroom of 25 m2 with dressing, bedroom, cupboard, wardrobe and shower room (basin unit, shower and WC), superb south west facing terrace of 50 m2 with shower and covered summer kitchen (sink).

- Extras: Fully renovated, sold fully furnished, double glazing, electric roller shutters, alarm system, reversible air conditioning, electric heating, fireplace with bioethanol, estimated amount of annual energy consumption for standard use: between 1550 Euro and 2160 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions), annual land tax of 730 Euro.

Unique - Ideal as a family home or for summer rentals.

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

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, 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 Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault 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 Herault 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.

Herault 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](http://www.clefrance.co.uk)

## **Κοινά**

Κρεβατοκάμαρες:	5
Μπάνια:	4
Μέγεθος αυλής:	50 τ.μ

## **Room details**

Indoor Features:	Fitted kitchen
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## **Utility details**

Heating:	Ναί
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## **Rental details**

Furnished:	Ναί
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## **Lease terms**

Date Available:	
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## **Contact information**

IMLIX ID:	IX7.239.896
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