



Delightful Single Storey Detached Villa With 4 Bedrooms On A 1141 M2 Plot With Petanque Court, Terraces And Pool



Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
Όνομα εταιρείας:	Freddy Rueda Sarl
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Site:	https://realestateoccitane.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 634,466.43

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Autignac
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	23/10/2025
Περιγραφή:	

Charming village with all amenities (cafe, restaurant, tabac, bakery, grocery store, pizzeria:) located just 5 minutes from Magalas, 15 minutes from Beziers and 25 minutes from the Mediterranean beaches !

Delightful single storey detached villa (built in 2015, in immaculate condition and with high-quality materials) offering a living area of 140 m². The property comprises a bright living room with a superb fully fitted open-plan kitchen featuring extensive storage, 4 bedrooms (including a master suite with walk-in dressing room and en-suite shower room), 2 shower rooms, a utility room and a spacious garage with a kitchen area. Set on a large enclosed plot of 1141 m², the property boasts expansive terraces, a south-facing swimming pool with an electric dome cover, a petanque court and a generous driveway with ample parking space for several vehicles as well as a camper van.

A comfortable, modern villa, impeccably maintained, in a peaceful environment, only a short stroll from the village centre !



Ground = Entrance hall of 6.60 m² + corridor of 0.95 m² + WC of 2.15 m² with wash basin + office or bedroom of 9.77 m² with built-in wardrobes + hallway of 4.75 m² + bedroom of 10.89 m² with built-in wardrobes + shower room of 5.85 m² (walk-in shower, vanity unit) + bedroom of 11.13 m² with built-in wardrobes + magnificent master suite of 26 m² in total, offering a 13.13 m² bedroom with French doors opening onto the terrace, a 5.63 m² dressing room, and a 6.86 m² en-suite shower room (walk-in shower, WC, vanity unit) + spacious and luminous living area of 54 m² with several patio doors and a stunning fully fitted contemporary kitchen featuring numerous storage units (central island equipped with induction hob, extractor hood, built-in fridge, integrated oven, microwave, integrated dishwasher, sink and multiple lighting options) + utility room of 7.61 m² + garage of 31.80 m² with electric door, fully tiled, including a kitchen area and mezzanine storage.

Exterior = Plot of 1141m² with automatic irrigation system + large terraces : one of 31.39m² and another covered terrace of 33.20m² + south-facing swimming pool with electric dome (remotely operated), 9 x 4.5m, salt-treated water system, depth from 1.20m to 1.70m + outdoor shower + exterior lighting + petanque court + large driveway accommodating several vehicles as well as a motorhome.

Additional features = Built in 2015 + double and triple-glazed PVC windows + electric roller shutters with central control and timer + mosquito screens + videophone and alarm system + ducted reversible air conditioning + high-quality fittings + water softener + mains drainage + TV sockets in all rooms + fiber internet with splitter + estimated amount of annual energy consumption for standard use: between 1020 Euros and 1450 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax 1657 Euros.

Price = 540.000 Euros (A comfortable and perfectly maintained villa !)

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 : 76153

Property Size: 140 m²

Property Lot Size: 1,141 m²

Bedrooms: 4

Bathrooms: 2

Reference: SA540000EC

Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential



Swimming Pool
Terrace
With Land/Garden

Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	2
Τελειωμένα τετραγωνικά πόδια:	140 τ.μ
Μέγεθος αυλής:	1141 τ.μ

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.726.766

