



## Bastide-Style Villa with Swimming Pool and Open Views



### Στοιχεία μεσίτη

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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 702,919.37

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	06/04/2026

### Περιγραφή:

Nestling in a peaceful, sunny setting, this superb contemporary bastide-style villa (2010) offers a haven of tranquillity on the edge of a charming village. With 195 m<sup>2</sup> of living space, including 4 bedrooms and 2 bathrooms, this elegant residence boasts a modern design and high-quality materials. Bathed in natural light thanks to its large windows, the villa enjoys lovely views over the surrounding countryside.

- Location: Nice village with all shops, grocery shops, pharmacy, cafe-restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the beaches.

- Ground floor: 5 m<sup>2</sup> entrance hall, WC with washbasin, 67.4 m<sup>2</sup> lounge/dining room with wall-hung fireplace with sliding doors opening onto a large terrace and swimming pool, 16 m<sup>2</sup> fitted kitchen (wall and base units, oven, hob, extractor fan, dishwasher, integrated fryer, fridge), 5.7 m<sup>2</sup> cellar, 20.7 m<sup>2</sup> en suite bedroom with 9.3 m<sup>2</sup> dressing room and 9.9 m<sup>2</sup> bathroom (Italian shower, bath, 2 basins, WC), detached garage of 38 m<sup>2</sup>, veranda of approximately 12 m<sup>2</sup>.

- 1st floor: 5.9 m<sup>2</sup> hall, 3 bedrooms of 17 m<sup>2</sup>, 11.6 m<sup>2</sup> and 14.6 m<sup>2</sup>, 7 m<sup>2</sup> shower room (Italian shower, 2 basins), WC with washbasin.



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- Exterior: Large terrace and heated bean-shaped swimming pool (8x4m, salt with robot), irrigation system, beautiful flowering hedges, parking space.

- Miscellaneous: Underfloor reversible air conditioning, estimated amount of annual energy consumption for standard use: between 960 Euros and 1360 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions), property tax of approximately 2000 Euros, electric and traditional roller shutters, marble staircases, travertine floors, electric gate, videophone and alarm.

Superb quality, a must see.

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: 195 m<sup>2</sup>

Property Lot Size: 1,000 m<sup>2</sup>

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

## **Κοινά**

Κρεβατοκάμαρες:	4
Μπάνια:	2
Μέγεθος αυλής:	1000 τ.μ

## **Room details**

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

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX8.337.689
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IMLIX

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