



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.



Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
Όνομα εταιρείας:	Freddy Rueda Sarl
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (467) 363-428
Languages:	English, French
Site:	https://realestateoccitane.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 929,641.85

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Meze
Ταχυδρομικός κωδικός:	34140
Δημοσιεύθηκε:	12/08/2026

Περιγραφή:

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](https://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

Κοινά

Κρεβατοκάμαρες:	7
Μπάνια:	3
Τελειωμένα τετραγωνικά πόδια:	251 τ.μ
Μέγεθος αυλής:	2252 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:	IX8.820.350
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