



## Charming Villa Nestling In A Pine Forest



### Info Agente

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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 1,483,699.74

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Béziers
Código postal:	34500
Publicado:	05/06/2025

### Descripción:

In the heart of a sought-after residential area, protected by the peace and quiet of a majestic pine forest, this superb 70s villa, renovated in 2005, is immediately appealing for its character and authenticity.

A real haven of tranquillity, located just 10 minutes' drive from the town centre, combining comfort, space and discretion.

The villa offers a generous, light-filled living space of around 300 m2 and is built around a sumptuous interior patio, a real centrepiece that invites you to relax in complete privacy. An elegant swimming pool completes this idyllic setting, ideal for enjoying the sunny days in complete tranquillity.

Set in grounds of around 4300 m2, this rare property combines generous volumes, undeniable character and a privileged location.

- Location: Medieval town with all shops, cafes and restaurants, schools, on the river Orb and the Canal du Midi, 15 minutes from the beaches, 15 minutes from Cap d'Agde / Beziers airport and 30 minutes from Montpellier airport.



- Ground floor: 32 m2 garage.

- 1st floor: 50 m2 living room with access to a 43 m2 mezzanine adjoining an 11 m2 study and access to the interior patio, 18 m2 dining room, 21 m2 fitted kitchen (wall and floor units, induction hob, dishwasher, 2 ovens, microwave, coffee machine, fridge) and access to a large terrace, 11 m2 storeroom, WC with washbasin, 28 m2 hallway, 2 bedrooms of 15 m2 and 16 m2, both with access to a 5.5 m2 (bath, washbasin, WC), 14 m2 en suite bedroom with 2.5 m2 hall and 5 m2 shower room (shower, washbasin, WC), 22 m2 en suite bedroom with 6.5 m2 shower room (shower, washbasin, WC) with access to the swimming pool and access to a 28 m2 mezzanine en suite bedroom with WC and washbasin.

- Outside: Heated, secure swimming pool (10m x 5m, chlore) and summer kitchen of 12 m2, WC with handbasin, large plot of about 4300 m2 planted with pine and fig trees, wooden pergola, separate annexe of about 15 m2 with shower, washbasin and WC, porch for 2/3 cars.

- Miscellaneous: Oil-fired central heating and reversible air conditioning in 2 rooms, mains water and mains drainage, property tax of 6500 Euros.

A rare opportunity in an unspoilt setting.

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: 300 m2

Property Lot Size: 4,300 m2

Bedrooms: 5

Bathrooms: 3

Immediately Habitable

Latest properties

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

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



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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).

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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.

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## Común

Dormitorios:	5
Baños:	3
Tamaño del lote:	4300 m2

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating: Sí

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.987.480

