

# Elegant And Charming Villa With 145 M2 Of Living Space On A 1675 M2 Landscaped Plot With Exceptional Views



## Info Agente

Nombre:	Freddy Rueda
Nombre	Freddy Rueda Sarl
empresa:	
País:	Francia
Experience	
since:	
Tipo de	Selling a Property
servicio:	
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+33 (467) 363-428
Languages:	English, French
Sitio web:	<a href="https://realestateoccitani e.com">https://realestateoccitani e.com</a>

## Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 487,599.2

## Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Cruzy
Código postal:	34310
Publicado:	13/11/2025

### Descripción:

Picturesque and charming village with grocery store, post office and cafe/restaurant, located 5 minutes from Bize-Minervois, 10 minutes from Capestang (a vibrant village along the Canal du Midi), 30 minutes from Narbonne and 40 minutes from the beaches !

Elegant and charming villa built in 2022, offering a living area of 145 m2, comprising 3 bedrooms (including a master suite), 2 bathrooms/shower rooms, a living space with a beautiful open-plan kitchen and a lounge featuring a 6-meter-high ceiling, a utility/laundry room, a large veranda, as well as cellars. Set on a beautifully landscaped and well-maintained plot of 1675 m2, offering exceptional views ! The grounds are suitable for the construction of an infinity pool to fully enjoy the breathtaking scenery ! This charming villa will captivate you with its high-quality materials and its natural, contemporary decoration ! Located in a peaceful and picturesque village, in the heart of nature !

Basement = 2 large cellars of 28 m2 and 26 m2.

---

Ground = Entrance into a 54 m<sup>2</sup> open-plan living space offering a lounge area with an impressive ceiling height of over 6 meters, a bay window opening onto the terrace, and a charming open kitchen (large concrete and terracotta table, multiple storage cupboards, sink, gas piano cooker, built-in dishwasher) + a 6.32 m<sup>2</sup> utility/pantry room with additional storage + magnificent 30 m<sup>2</sup> veranda that can serve as a dining room or leisure area, with breathtaking views through its large panoramic windows + 2.78 m<sup>2</sup> hallway with cupboards + 11.66 m<sup>2</sup> bedroom + 11.19 m<sup>2</sup> bedroom + 5.92 m<sup>2</sup> bathroom (vanity unit, bathtub, heated towel rail) + 1.70 m<sup>2</sup> WC.

1st = Master suite totaling 22 m<sup>2</sup>, offering a bedroom, a dressing area and a shower room with (shower, double vanity unit, WC).

Exterior = A magnificent, beautifully landscaped and maintained 1675 m<sup>2</sup> plot + rainwater collection tank + drip irrigation system + pool-ready plot suitable for a large infinity pool (spectacular views) + several parking spaces at the front of the house with gravel driveway.

Sundry = High-quality construction from 2022 + double glazing + wooden shutters + pellet stove + magnificent travertine flooring + beautiful wooden doors + 6-meter-high ceiling in the living room + spectacular views + connected to mains drainage + natural materials in line with modern trends + estimated amount of annual energy consumption for standard use: between 430 Euros and 630 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax estimated at about 1500 Euros.

Price = 415.000 Euros (Truly magnificent !)

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 Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 77244

Property Size: 145 m<sup>2</sup>

Property Lot Size: 1,675 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: MC453600EB

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

---

With Land/Garden

**Común**

Dormitorios:	3
Baños:	2
Pies cuadrados terminados:	145 m <sup>2</sup>
Tamaño del lote:	1675 m <sup>2</sup>

**Building details**

Outdoor Amenities: Pool

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: IX7.860.114

