



New Build Single Storey Villa with Garden



Info Agente

Nombre:	David Evans
Nombre empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	+44 (1440) 820-358
Languages:	English, French
Sitio web:	https://clefrance.co.uk

Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 394,852.35

Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Colombiers
Código postal:	34440
Publicado:	20/02/2026

Descripción:

Recent single storey villa (from 2023, 3 faces) with 115 m2 of living space offering 3 bedrooms (one is a master), 2 bath/shower rooms, a large and luminous living space with an open kitchen, a utility room, plus a garage, on a 402 m2 plot which can receive a pool. In a quiet estate, on the edge of the Canal du Midi.

- Location: Pleasant village with all shops passing by the Canan du Midi, located at 25 minutes from Beziers, Narbonne and the beach.

- Ground floor: Entrance on bright living room of 52.27 m2 with large windows and open equipped kitchen (lower units, electric oven and micro waves, dish washer, sink, induction hob, hood), corridor of 4.98 m2, bedroom of 11.10 m2, bedroom of 11.10 m2, WC of 1.83 m2, bathroom of 4.16 m2 (double basin unit, towel dryer, bath), master bedroom of 25.33 m2 with bedroom of 15.02 m2 and en suite shower room of 4.16 m2 (basin unit, large italian walk-in shower) plus a dressing room of 6.15 m2, utility room (next to the kitchen) of 4.69 m2, garage of 15.15 m2 (fully tiled floor, insulated and electric gate).

- Exterior: Plot of 402 m2 which can receive a small pool on the front side and with a large terrace in front of the house (south facing).



- Extras: Built in 2023 (latest standards), double glazing, centralised electric roller shutters, reversible air conditioning, thermodynamic boiler, main sewage, on the edge of the Canal du Midi, superb location.

Very pleasant.

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: 115 m²

Property Lot Size: 402 m²

Bedrooms: 3

Bathrooms: 2

Immediately Habitable

Latest properties

Near the coast

Outside space

Private parking/Garage

Rental Potential

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 summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault 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 Herault 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.

Herault 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

Común

Dormitorios:	3
Baños:	2
Tamaño del lote:	402 m2

Building details

Outdoor Amenities:	Pool
--------------------	------

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.199.177

