



## A Beautiful, High-Quality Villa With 160 M2 Of Living Space (2022), Set On A Carefully Landscaped Plot Of 580 M2 With A Swimming Pool.



### Info Agente

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

### Detalles del anuncio

|                 |                |
|-----------------|----------------|
| Propiedad para: | Venta          |
| Precio:         | USD 717,502.63 |

### Ubicación

|                          |            |
|--------------------------|------------|
| País:                    | Francia    |
| Estado/Región/Provincia: | Occitanie  |
| Código postal:           | 34480      |
| Publicado:               | 24/06/2026 |

### Descripción:

In a Circulade village with all amenities, bar, grocery, bakery, news agent, restaurants and a school, 20 minutes from Beziers and 25 minutes from the beaches and Pezenas.

A beautiful, high-quality villa with 160 m2 of living space (2022), offering 5 bedrooms and 2 bathrooms, set on a 580 m2 plot that has been tastefully landscaped in a minimalist, contemporary style. You'll enjoy a magnificent outdoor area with a lovely swimming pool, ideal for swimming and doing proper lengths. Situated in a vibrant village with a full range of shops and amenities, this property enjoys a prime location within a small, particularly quiet residential neighbourhood, guaranteeing peace and a high quality of life.

Ground = Entrance into a 63.2 m2 living room/fitted kitchen (wall and base units, hob, electric oven, extractor hood, dishwasher, sink) with access to the garden and terrace + 4.1 m2 hall + WC + 10.7 m2 ensuite bedroom with a 9.6 m2 bathroom (walk-in shower, 2 washbasins, bath, WC) + 11.08 m2 bedroom + 42 m2 garage.



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1st = Hall (6 m2) + bedroom (13.2 m2) with access to a separate walk-in wardrobe (6.6 m2) + 2 bedrooms (12 m2 and 13.3 m2) + shower room (4.9 m2) (shower, washbasin) + WC.

Outside = Superb landscaped plot of 580 m2 comprising a swimming pool (9x3m, salt-water) + shaded terrace + large parking area in front of the house (for 3 to 4 vehicles) + potential for a vegetable patch.

Miscellaneous = Airzone ducted reversible air conditioning + property tax of 1800 Euros + estimated amount of annual energy consumption for standard use: between 480 Euros and 680 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions)  
+ no renovation work required + built with high-quality materials + home available spring 2027.

Price = 629.000 Euros (Elegance and comfort)

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](https://georisques.gouv.fr)

Property Id : 86785

Property Size: 160 m2

Property Lot Size: 580 m2

Bedrooms: 5

Bathrooms: 2

Reference: S629000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

## Común

Dormitorios: 5

Baños: 2

Pies cuadrados terminados: 160 m2

Tamaño del lote: 580 m2

## Room details

Indoor Features: Fitted kitchen



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## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX8.655.308

