



## 8 room, 250m2 Villa for sale in Meze - 990 000 € \*



### Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Experience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,165,764.08

### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Meze
Indicatif régional:	34140
Soumis:	24/06/2025

### Description:

In the heart of the highly sought-after Les Amoutous area in Meze, this rare property offers a unique opportunity: a 250 m2 villa set in an extraordinary natural environment, on an expansive 13,755 m2 plot, with direct access to the Thau Lagoon.

The property includes:

Ground floor:

A separate kitchen

A bright living room and dining area

A 20 m2 office

A 16 m2 bedroom with mezzanine



A shower room

A 50 m<sup>2</sup> veranda overlooking the park-like grounds

First floor:

Two spacious bedrooms

A bathroom

An additional shower room

Outdoors:

An immense wooded park, a swimming pool, a garage, a large terrace, and most remarkably: direct access to the Thau Lagoon — a rare and highly desirable feature.

A truly unique setting, offering peace, privacy and preserved natural surroundings.

This property offers great potential, ideal for a family home, vacation retreat, or exceptional primary residence.

Les Amoutous - Meze

Land size: 13,755 m<sup>2</sup>

Living space: approx. 250 m<sup>2</sup>

4 bedrooms + 1 office

Direct lagoon access - Nature - Tranquillity

Contact us to schedule a viewing - this property is unlike any other.

Information on the risks to which this property is exposed is available on the website Georisques

Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

## Commun

Chambres:

5



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Pied carré fini:	250 m <sup>2</sup>
Dimesions du lot:	1.38 ha

## Room details

Total rooms:	8
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:	
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## Contact information

IMLIX ID:	IX7.197.118
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