



4 room, 85m2 Villa for sale in Vias - 295 000 € *



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 339,843.92

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Vias
Indicatif régional:	34450
Soumis:	27/10/2025

Description:

Discover this beautiful new contemporary villa located in Vias, in a quiet and sought-after area close to shops, schools, and beaches.

A rare opportunity: this never-occupied home, completed at the end of 2025, benefits from full builder warranties, a two-year property tax exemption, and reduced notary fees.

Description

Built on a 240 m2 plot, this semi-detached villa offers 85 m2 of living space, thoughtfully designed over two levels.

Ground floor:

Bright and spacious living area with an open-plan kitchen and lounge/dining space.

Practical laundry area.



Separate toilet.

First floor:

Three comfortable and well-proportioned bedrooms.

Modern bathroom with toilet.

Key Features

Built to RE 2020 standards for optimal comfort and energy efficiency.

Security alarm system installed.

Outdoor water and electricity connections, ideal for garden or terrace use.

Covered by ten-year structural and two-year workmanship guarantees.

Semi-detached on only one side, offering privacy and quiet.

Private outdoor area ready to be landscaped as you wish (terrace, garden, or relaxation space).

Financial Advantages

Reduced notary fees (brand-new, never lived in).

Two-year property tax exemption.

No work required - move in and enjoy immediately.

This villa is perfect as a modern, energy-efficient main residence or a secure investment property near the Mediterranean coast.

A must-see — rare on the Vias market.

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:	3
Pied carré fini:	85 m ²
Dimesions du lot:	240 m ²

Room details

Total rooms:	4
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.727.139
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