



## Detached Villa with Swimming Pool



### Information de l'agent

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Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 2,392,081.69

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Castelnau-le-Lez
Indicatif régional:	34170
Soumis:	03/11/2025

#### Description:

A family home with timeless charm, in the heart of a green setting In Castelnau-le-Lez, in a quiet and green residential environment, this 248 m2 single-story stone farmhouse embodies the soul of the South: that of family homes where authenticity, elegance and a gentle way of life blend together.

The charm of stone and the conviviality of a single-story house: From the entrance, the house exudes a warm and soothing atmosphere.

The generous volumes, the noble materials and the monumental fireplace in the living room invite you to relax and share moments. A large, bright living room opening onto the garden, A convivial dining room, ideal for entertaining, An open, modern and functional kitchen, the true heart of daily life.

Harmonious and comfortable sleeping areas Designed for the family and the well-being of everyone, this farmhouse offers: A master suite with bathroom and dressing room, Three other spacious bedrooms, Two elegant bathrooms and several toilets, A perfectly equipped laundry room. The single-story layout guarantees smooth circulation and easy daily life.



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An exceptional, intimate and Mediterranean exterior: On a beautifully landscaped plot of 1,331 m<sup>2</sup>, the outdoor setting is an invitation to relax: A swimming pool lined with Mediterranean species.

A summer kitchen under a conservatory, ideal for meals in all seasons, A borehole ensuring autonomy and easy maintenance of the garden, And a peaceful environment, not overlooked, where nature is omnipresent.

Authenticity and modern comfort combined: Reversible air conditioning, quality renovation, subtle combination of old-world charm and contemporary features: this farmhouse seduces with its perfect balance between tradition and modernity.

A rare property in Castelnaud-le-Lez, where each stone tells a story and each space inspires serenity.

A family-friendly, elegant and lively place, designed for those who dream of an authentic South.

CASTELNAU-LE-LEZ - AUTHENTIC SINGLE-STORY FARMHOUSE - 248 m<sup>2</sup> - 4 BEDROOMS - MASTER SUITE - SWIMMING POOL - LAND 1,331 m<sup>2</sup> - BOREHOLE

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, 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 Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

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

Hérault 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).

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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.

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## Commun

Chambres: 4  
Salle de bains: 2  
Dimensions du lot: 1331 m<sup>2</sup>

## Utility details

Heating: Oui

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.787.844

