



4 room, 94m2 Village house for sale in Vias - 195 000 € *



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 229,648.22

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Vias
Indicatif régional:	34450
Soumis:	10/02/2026

Description:

In the heart of the charming village of Vias, this contemporary village house enjoys a prime location just 2.5 miles from the beaches of Vias-Plage, and within easy reach of Beziers-Cap d'Agde airport, Cap d'Agde, and all local amenities including shops, schools, services, and the village market.

Free parking is available immediately nearby, ensuring easy daily parking.

Fully renovated with high-end materials, the house beautifully blends authentic character with a modern loft-style design. Fully air-conditioned throughout, it is laid out as follows:

Ground floor: spacious entrance hall with built-in cupboards, a large bedroom, shower room, separate WC, and a discreet laundry area under the stairs.

First floor: stunning 24 m2 kitchen-diner by Yannick Creation, featuring Dekton worktops, a built-in wine cellar, and top-quality appliances, opening onto a bright and welcoming living room.

Top floor: a spacious, light-filled loft-style mezzanine bedroom with its own bathroom and WC.



Additional features include solar-powered Velux windows, providing excellent natural light and comfort. The roof has been completely redone (invoice available), ensuring long-term peace of mind.

With its careful renovation, premium finishes, and exceptional location, this property is a true favorite — ideal as a primary residence, a charming pied-a-terre, or a high-yield seasonal rental investment.

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: 2
Pied carré fini: 94 m²

Room details

Total rooms: 4

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.167.530

