



## A Beautiful Single-Storey Villa Set On 1233 M2 Of Land With A Swimming Pool And Approximately 155 M2 Of Living Space.



### Information de l'agent

Nom:	Freddy Rueda
Nom de compagnie:	Freddy Rueda Sarl
Pays:	France
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (467) 363-428
Languages:	English, French
Site web:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 537,948.32

### Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34480
Soumis:	05/06/2026

### Description:

Located in a village with all amenities, grocery, bakery, bar/cafe, restaurants, 15 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the River Orb.

Charming single storey villa built in 2001, set on a magnificent 1233 m2 plot with a swimming pool, offering lovely views as well as superb outdoor spaces, full of flowers and perfectly maintained. The property offers approximately 155 m2 of living space comprising 4 bedrooms, 3 bathrooms, and a spacious living area with a living room and open-plan kitchen, opening out onto the terrace and pool area. The property is in immaculate condition: no work required; all that remains is to move in and fully enjoy the exceptional living environment this villa offers.

Interior = 7 m2 entrance hall + 57 m2 living/dining/kitchen area with floor-to-ceiling windows opening onto a tiled terrace (wall and base units, gas hob, extractor hood, sink, electric oven) and a fireplace with insert + 17 m2 mezzanine with access to a 14.5 m2 solarium/terrace + 5 m2 hallway + 4 en-suite bedrooms of 13 m2 each with a 4 m2 shower room (shower, washbasin, WC) + 2 bedrooms of 12 m2 and



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9 m<sup>2</sup> + en-suite bedroom of 12.5 m<sup>2</sup> with a 3 m<sup>2</sup> shower room (shower, washbasin, WC) + 7 m<sup>2</sup> bathroom (corner bath, shower, washbasin) + garage of about 20 m<sup>2</sup>.

Outside = Tiled terrace of about 20 m<sup>2</sup> + swimming pool (liner, 8x4 m) secured with an alarm + automatic watering system + enclosed, wooded grounds with no overlooking neighbours.

Miscellaneous = Programmable mains gas central heating + fireplace + additional electric water heater + remote-controlled electric roller shutters + electric gate with intercom + estimated amount of annual energy consumption for standard use: between 1677 Euros and 2269 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual land tax of 1755 Euros.

Price = 465.000 Euros (Very attractive!)

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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 86125

Property Size: 155 m<sup>2</sup>

Property Lot Size: 1,233 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Reference: S465000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Commun

Chambres: 4

Salle de bains: 3

Pied carré fini: 155 m<sup>2</sup>

Dimesions du lot: 1233 m<sup>2</sup>

## Utility details

Heating: Oui



## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.582.756

