



## Pleasant Architect-Designed Villa With 130 M2 Of Living Space On A 3202 M2 Plot With Heated Pool And Beautiful Views



### Information de l'agent

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Nom:              | Freddy Rueda                                                                |
| Nom de compagnie: | Freddy Rueda Sarl                                                           |
| Pays:             | France                                                                      |
| Experience 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 695,258.91 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | France     |
| État/Région/Province: | Occitanie  |
| Ville:                | Maureilhan |
| Indicatif régional:   | 34370      |
| Soumis:               | 02/07/2026 |

### Description:

Dynamic village with all amenities, located 5 minutes from Cazouls-les-Beziers, 10 minutes from Beziers and 20 minutes from the beach !

Pleasant architect-designed villa built in 2002, offering 130 m2 of living space, including 3 to 4 bedrooms, 3 bathrooms (2 outdoor ones), a living room with lounge/dining room and open kitchen, plus a laundry area. There's also a large 130 m2 basement with double garage, wine cellar and additional bedroom. All this on a pleasant 3202 m2 plot with a barbecue area, a stone garden shed, a large Gard stone fountain, as well as a 150 m2 heated swimming pool that is retractable and a large terrace overlooking the Caroux! On the outskirts of the village, in a peaceful setting, yet close to the shops!

Basement = 45 m2 parking space in front of the garage + large 130 m2 basement with double garage (2 electric gates), wine cellar and 20 m2 bedroom.



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Ground = 4.38 m2 entrance hall with storage cupboards + 13.91 m2 study or bedroom with access to terrace + 52 m2 living room with lounge/dining room and open kitchen (higher and lower units, double sink, bar, dishwasher, electric oven, induction hob, hood) with bay windows on both the pool and terrace sides + large 45 m2 terrace with superb view of the Caroux + large 13 m2 corridor (access to basement with staircase and French window to outside) + WC with wash hand basin unit of 2.11 m2 + laundry room of 5.77 m2 with sink + bedroom of 11.14 m2 with cupboard and access to pool area with bay windows + large bathroom of 10.78 m2 (WC, bidet, basin unit, bath with jets, Italian shower, heated towel rail) + bedroom of 15.94 m2 (access to pool area with bay windows).

Exterior = Pleasant wooded grounds of 3202 m2 including a stone garden shed + rounded Gard stone fountain on the lawn area, supplied with water by a pump system + vegetable garden + terrace with barbecue + pool area of almost 150 m2 (heat pump-heated pool, 10x5m, chlorine, refurbished in 2023, under guarantee for 10 years and new pump system) + 2 outdoor shower rooms (shower, WC, washbasin): one on the pool side and one on the garage side.

Miscellaneous = Double glazing + reversible ducted air conditioning + tiled floors + centralized electric shutters + water softener + centralized vacuum cleaner + thermodynamic hot water tank + alarm system + septic tank (awaiting conformity) + solar panels (x2) which practically cover electricity consumption all year round + estimated amount of annual energy consumption for standard use: between 500 Euros and 760 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 2857 Euros.

Price = 609.500 Euros (Very pleasant !)

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](https://georisques.gouv.fr)

Property Id : 87733

Property Size: 130 m2

Property Lot Size: 3,202 m2

Bedrooms: 4

Bathrooms: 3

Reference: MM702000EE

## Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool



Terrace  
With Land/Garden

## Commun

|                   |                     |
|-------------------|---------------------|
| Chambres:         | 4                   |
| Salle de bains:   | 3                   |
| Pied carré fini:  | 130 m <sup>2</sup>  |
| Dimesions du lot: | 3202 m <sup>2</sup> |

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.682.814 |
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