



## 5 room, 120m2 House for sale in Caussiniojoul - 359 000

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### 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 418,706.2 |

### Location

|                       |               |
|-----------------------|---------------|
| Pays:                 | France        |
| État/Région/Province: | Occitanie     |
| Ville:                | Caussiniojoul |
| Indicatif régional:   | 34600         |
| Soumis:               | 17/08/2026    |

### Description:

Between nature, vineyards and the Mediterranean, in the charming village of Caussiniojoul, discover this particularly rare property offering a highly sought-after combination of peace, space, comfort, independence and potential.

Set on a beautiful 1,470 m2 plot, the property comprises a main house of approximately 90 m2, a fully independent gite of approximately 32 m2, an 18 m2 enclosed garage directly associated with the gite, and a superb swimming pool surrounded by an exotic hardwood pool deck.

An ideal property for enjoying the exceptional lifestyle of the South of France, while offering excellent potential for accommodating family and friends or developing a rental project.

### THE MAIN HOUSE - APPROX. 90 m2

The main house offers pleasant, bright and well-maintained living spaces.

It comprises:



a bright and welcoming living room,  
a fully equipped open-plan kitchen,  
2 bedrooms,  
a shower room,  
separate WC,  
a fully enclosed veranda providing additional living space,  
a beautiful terrace of approximately 14 m<sup>2</sup>.

The house benefits from reversible air conditioning, providing comfortable living conditions in both summer and winter.

The living areas are bright and well laid out. The open-plan kitchen blends naturally with the living room, creating a convivial space opening onto the outdoors.

## AN INDEPENDENT GÎTE - A MAJOR ASSET

This is one of the property's key advantages.

The gite has its own entrance gate, independent vehicle access and its own entrance, providing genuine independence from the main house.

Currently approximately 32 m<sup>2</sup>, it is in excellent condition and comprises:

a bedroom of approximately 10 m<sup>2</sup>,  
a living area of approximately 18 m<sup>2</sup> with lounge, dining area and open-plan kitchen,  
a shower room with shower and WC,  
reversible air conditioning.

The gite is ready to use immediately, whether for hosting family and friends or considering a seasonal rental activity.

## POTENTIAL FOR A SECOND HOUSE OF APPROX. 50 m<sup>2</sup>

Directly associated with the gite, an 18 m<sup>2</sup> enclosed garage currently completes the property.



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With this configuration and subject to the necessary planning permissions, it could be possible to incorporate the garage into the gite and create a total living area of approximately 50 m2, offering the possibility of a genuine independent two-bedroom house.

#### GENEROUS OUTDOOR SPACE ON 1,470 m2

The property enjoys a large 1,470 m2 plot, offering beautiful outdoor areas and numerous possibilities for further landscaping.

The grounds feature many mature trees and established planting, creating different areas around the buildings and swimming pool while maintaining a pleasant sense of privacy.

At the heart of the grounds is a beautiful 7 × 3.5 m swimming pool, surrounded by an elegant exotic hardwood deck, adding a warm and refined touch to the pool area.

A wonderful space for enjoying sunny days, dining outdoors, relaxing beside the pool or simply taking in the peaceful surroundings.

The size of the plot also allows for different relaxation areas, play spaces, gardens or landscaped areas according to the future owners' wishes.

#### DESIGNED FOR INDOOR AND OUTDOOR LIVING

The property's layout allows you to make the most of the Mediterranean climate.

The veranda, terrace, swimming pool and exotic hardwood deck, together with the various outdoor areas, create a natural connection between the interior living spaces and the garden.

#### A TRUE HAVEN OF PEACE

Here, you are away from the hustle and bustle while remaining within easy reach of the main services and attractions of the Herault region.

Caussiniojols offers a particularly peaceful setting surrounded by nature and typical regional landscapes, while still providing easy access to Beziers, Bedarieux, Magalas and the surrounding wine-producing villages.

The Mediterranean coastline and its beaches are also accessible for days by the sea whenever you wish.

This is precisely what makes the property so appealing: the feeling of being genuinely peaceful and away from it all, without being isolated from the rest of the region.

#### A RARE AND VERSATILE OPPORTUNITY

A particularly sought-after configuration that has become increasingly rare on the market.



Whether you are looking for a main residence, second home, family property, a place to accommodate guests or a property with rental potential, this property deserves your attention.

Peace, space, independence and potential - a rare opportunity in Caussinjoûls.

Contact us for further information or to arrange a viewing. We will be pleased to help you discover this property and its exceptional surroundings.

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.

Condition: Excellent

### Commun

Chambres: 3  
Pied carré fini: 120 m<sup>2</sup>  
Dimesions du lot: 1470 m<sup>2</sup>

### Room details

Total rooms: 5

### Building details

Outdoor Amenities: Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.820.440

