



3 room, 99m2 Character property for sale in Cabrerolles - 249 000 € *



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:	EUR 249,000

Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34480
Soumis:	31/08/2026

Description:

In the small and authentic village of Aigues-Vives, part of the commune of Cabrerolles in the Herault, you will find this charming property - a peaceful oasis surrounded by vineyards, rolling green hills and the beautiful countryside at the foothills of the Haut-Languedoc. Aigues-Vives is the perfect place for those seeking an authentic South of France village lifestyle. Old stone houses and narrow lanes create a timeless atmosphere, while everyday amenities remain within easy reach.

Here, you have your own green oasis with a pool and beautiful views. Perhaps the property's greatest asset is its magnificent mature, terraced garden. Fruit trees and vegetable plots blend with several inviting outdoor seating areas, allowing you to find the perfect spot according to the sun, shade and season. There is also a barbecue area with an outdoor kitchen. Beautiful views open up across the surrounding countryside - and on clear days, you can even catch a glimpse of the Mediterranean in the distance.

The inviting swimming pool, complete with a pool enclosure, becomes a natural gathering place during the long South of France summers and adds to the feeling of having your very own private oasis. The pool currently uses a chlorine system but can be converted back to a saltwater pool if desired.

The house combines authentic character with modern comfort. Built in an L-shape, it has a warm and



individual atmosphere, with many original features carefully preserved. Stone walls, beautiful arches and exposed wooden beams tell the story of the house and give the interior the character so many people seek in an older French home.

On the ground floor, there is a kitchen, dining area and welcoming living room with a wood-burning stove, as well as a WC. Upstairs are two bedrooms and a spacious bathroom with shower, sauna and WC. There is also a practical storage room. From one of the bedrooms, the views across the surrounding landscape are truly breathtaking.

A separate laundry room is accessed from the terrace, and above it is a charming sleeping loft - an ideal additional sleeping space for guests.

While retaining its authentic character, the house has been modernised to provide comfortable year-round living, including a modern system for both heating and cooling.

At the rear of the property, there is a carport as well as additional parking. Beneath the swimming pool is a former garage, now housing the pool equipment while also providing generous storage space for bicycles, a motorbike, garden tools and other equipment. The property also includes an additional plot of land.

Aigues-Vives is situated in an area renowned for its vineyards and close to the heart of the prestigious Faugeres wine region. Here, vineyards, mountains and Mediterranean vegetation come together in a dramatic and beautiful landscape. For those who enjoy an active lifestyle, there are excellent opportunities for hiking and cycling directly from the surrounding area. The region is also home to local wine producers, charming villages, markets and countless places to explore - everything that makes life in the South of France so appealing.

Despite its peaceful rural setting, everyday life is easy and convenient. Magalas, with supermarkets, pharmacies, healthcare and other amenities, is just a short drive away. Beziers, with its restaurants, shopping, markets and excellent transport connections, is also within easy reach, as are the Mediterranean beaches for leisurely days by the sea.

This is a property for those looking for more than simply a house - a place with soul, lush greenery and beautiful views, where authentic South of France character meets modern comfort. Your own private oasis among the vineyards, with a swimming pool, a beautiful garden and the very best of southern France within easy reach.

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:	99 m ²
Dimesions du lot:	607 m ²

Room details

Total rooms:	3
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Utility details

Heating:	Oui
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:	
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Contact information

IMLIX ID:	IX8.890.610
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