



Magnificent Contemporary Villa With Pool



Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 1,177,018.79

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Murviel-les-Beziers
Irányítószám:	34490
Feladta:	2025. 11. 10.
Leírás:	

Unique. A magnificent contemporary villa of exceptional quality, combining refinement, comfort and modern elegance. Built in 2020 on one level, this remarkable home offers 220 m2 of living space featuring a vast, light-filled living area of over 75 m2 with a fully fitted designer kitchen, 4 bedrooms (including a superb master suite with dressing room and private bathroom), 2 bathrooms, a utility/laundry room and an impressive spa room with a large swim spa jacuzzi.

Set within beautifully landscaped and perfectly maintained grounds of 1570 m2, the property also boasts a south-facing Bali stone swimming pool, a stunning 60 m2 summer kitchen, a bioclimatic pergola, a carpe koi pond with cascading waterfalls and a generous parking area at the front accommodating numerous vehicles.

Exceptional features and finishes throughout.

Sold fully furnished with top-of-the-range furniture and fittings. A truly rare property in a remarkably peaceful setting.

- Location: A vibrant village offering all amenities (cafes, restaurants, bakeries, butcher, supermarket,



schools:), located just 15 minutes from Beziers and only 25 minutes from the mediterranean beaches.

- Ground: Spacious covered entrance porch, entrance hall of 7 m2 with fitted wardrobes, WC of 2.76 m2 with washbasin, bright, open-plan living area of 75 m2 bathed in natural light through large sliding glass doors opening onto the terraces and garden and it's superb fully fitted contemporary kitchen offering extensive storage (large central island with drawers, generous work surfaces with integrated sink, dishwasher, cabinets, induction hob and extractor hood), plus a full-height storage wall with built-in fridge, oven and microwave, utility/laundry room of 15 m2, large spa area of 38.49 m2 with double patio doors and swim spa jacuzzi, hallway of 7.61 m2, guest WC of 2.02 m2, fully tiled bathroom of 7.60 m2 (walk-in shower, jet bathtub and vanity unit), 3 bedrooms of 10.65 m2, 11.04 m2 and 10.94 m2, each with fitted wardrobes and French doors opening to the garden, a magnificent master suite of 32 m2 comprising a 12.31 m2 bedroom with terrace access, a 5 m2 dressing room, a 5 m2 hallway and a luxurious 10 m2 bathroom (bathtub, walk-in shower, towel warmer, double vanity).

- Exterior: Superb landscaped grounds of 1570 m2, beautifully maintained, large forecourt providing ample parking for several vehicles, electric bioclimatic pergola of 30 m2 with remote control and integrated LED lighting, impressive 60 m2 summer kitchen enclosed with sliding glass doors, fully equipped (large bar, period fireplace, sink, cooktop, plancha, microwave, dishwasher, fridge), perfect for entertaining, separate WC, 8x4m south-facing saltwater Bali stone pool with sun terrace, ornamental pond with cascading waterfalls and koi carp, elegant outdoor lighting throughout.

- Sundry: Built in 2020, exquisite XXL tile flooring, sold fully furnished (high-end designer furniture), double glazing, ducted reversible air conditioning, 16 solar panels covering almost all electricity costs (leaving only a small surplus), thermodynamic water heater, mains drainage, annual property tax of 2110 Euros.

A refined blend of modern design and luxury living.

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.

Other Features

Property Size: 220 m2

Property Lot Size: 1,570 m2

Bedrooms: 4

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace



With Land/Garden

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk



Gyakori

Hálósobák:	4
Fürdőszobák:	2
Telekméret:	1570 nm

Utility details

Heating:	Yes
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Building details

Outdoor Amenities:	Pool
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Rental details

Furnished:	Yes
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Lease terms

Date Available:	
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Contact information

IMLIX ID:	IX7.821.829
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