



## Propriété d'architecte aux vues sublimes à Colombières-sur-Orb



### Ügynök információ

Név:	ArKadia
Cégnév:	
Ország:	United Kingdom
Telefon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 609,216.55

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Colombières-sur-Orb
Irányítószám:	34390
Feladta:	2025. 10. 11.

#### Leírás:

On the heights of the magnificent village of Colombières-sur-Orb, just 5 minutes from Lamalou-les-Bains, 40 minutes from Béziers and at the gateway to the Caroux massif, I present this superb architect-designed property built in 2012, combining top-of-the-range features, generous volumes and exceptional surroundings.

The property offers a total surface area of almost 220 m<sup>2</sup> of living space, divided into several distinct areas, making it possible to envisage multiple living projects, whether for a large main residence, a tourist activity or a family reunion.

The main house, on one level, offers 160 m<sup>2</sup> of living space. As soon as you enter, you'll be seduced by the 90 m<sup>2</sup> living room, bathed in light and extended by a modern, fully-equipped open-plan kitchen. Two bedrooms, one with dressing room, an office, a large bathroom and a storeroom complete this first part, designed for optimal living comfort.

An independent 59 m<sup>2</sup> outbuilding completes the ensemble. It comprises a living room/kitchen opening onto a private 25 m<sup>2</sup> terrace, two bedrooms and a bathroom. A perfect space to welcome family and friends, or for a seasonal rental activity.

In addition, a 37 m<sup>2</sup> unfinished annex gives free rein to your desires: creation of a studio, a T2 apartment or extension of the main house, anything is possible. A 60 m<sup>2</sup> garage completes this rare property.



Outside, the 1,492 m<sup>2</sup> plot is suitable for swimming pools and beautifully landscaped, offering an environment that's both intimate and open to nature. The garden features several terraces, a spa and relaxation areas with panoramic views of the Caroux and surrounding mountains.

This property elegantly combines modern comfort, functionality and quality construction, all in an exceptional natural setting. A rare product in the area, to be visited without delay!

For more information or to arrange a viewing, please contact me today. Virtual tour available on request.  
Built: 2012

## Gyakori

Hálósobák: 4  
Fürdőszobák: 2  
Kész négyzetméter: 220 nm  
Telekméret: 1492 nm

## Room details

Total rooms: 7

## Energy efficiency

Energy Use (kWh/m<sup>2</sup>/year): 77

## Lease terms

Date Available:

## További információ

Weboldal URL: [http://www.arkadia.com/AGHX-T641768/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/AGHX-T641768/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID: 1471408

