



## New Build Single Storey Villa with Garden



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+44 (1440) 820-358
Languages:	English, French
Weboldal:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 392,883.81

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Colombiers
Irányítószám:	34440
Feladta:	2026. 02. 20.
Leírás:	

Recent single storey villa (from 2023, 3 faces) with 115 m<sup>2</sup> of living space offering 3 bedrooms (one is a master), 2 bath/shower rooms, a large and luminous living space with an open kitchen, a utility room, plus a garage, on a 402 m<sup>2</sup> plot which can receive a pool. In a quiet estate, on the edge of the Canal du Midi.

- Location: Pleasant village with all shops passing by the Canan du Midi, located at 25 minutes from Beziers, Narbonne and the beach.

- Ground floor: Entrance on bright living room of 52.27 m<sup>2</sup> with large windows and open equipped kitchen (lower units, electric oven and micro waves, dish washer, sink, induction hob, hood), corridor of 4.98 m<sup>2</sup>, bedroom of 11.10 m<sup>2</sup>, bedroom of 11.10 m<sup>2</sup>, WC of 1.83 m<sup>2</sup>, bathroom of 4.16 m<sup>2</sup> (double basin unit, towel dryer, bath), master bedroom of 25.33 m<sup>2</sup> with bedroom of 15.02 m<sup>2</sup> and en suite shower room of 4.16 m<sup>2</sup> (basin unit, large italian walk-in shower) plus a dressing room of 6.15 m<sup>2</sup>, utility room (next to the kitchen) of 4.69 m<sup>2</sup>, garage of 15.15 m<sup>2</sup> (fully tiled floor, insulated and electric gate).

- Exterior: Plot of 402 m<sup>2</sup> which can receive a small pool on the front side and with a large terrace in front of the house (south facing).



---

- Extras: Built in 2023 (latest standards), double glazing, centralised electric roller shutters, reversible air conditioning, thermodynamic boiler, main sewage, on the edge of the Canal du Midi, superb location.

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.

#### Other Features

Property Size: 115 m<sup>2</sup>

Property Lot Size: 402 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Immediately Habitable

Latest properties

Near the coast

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, 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 Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault 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 Herault 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.

Herault 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).

We at Cle France specialise in Property for sale in France through our network of Agents and French



Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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](http://www.clefrance.co.uk)

## **Gyakori**

Hálósobák:	3
Fürdőszobák:	2
Telekméret:	402 nm

## **Building details**

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

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX8.199.177

