



## Magnificent Contemporary Villa With 220 M2 Of Living Space And Spa On 1570 M2 With Pool, Summer Kitchen And Peaceful Setting



### Ügynök információ

Név:	Freddy Rueda
Cégnév:	Freddy Rueda Sarl
Ország:	France
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Weboldal:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 963,000

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Irányítószám:	34490
Feladta:	2026. 05. 30.
Leírás:	

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.

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. A truly rare property in a remarkably peaceful setting !

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



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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 m<sup>2</sup> + large spa area of 38.49 m<sup>2</sup> with double patio doors and swim spa jacuzzi + hallway of 7.61 m<sup>2</sup> + guest WC of 2.02 m<sup>2</sup> + fully tiled bathroom of 7.60 m<sup>2</sup> (walk-in shower, jet bathtub and vanity unit) + 3 bedrooms of 10.65 m<sup>2</sup>, 11.04 m<sup>2</sup> and 10.94 m<sup>2</sup>, each with fitted wardrobes and French doors opening to the garden + a magnificent master suite of 32 m<sup>2</sup> comprising a 12.31 m<sup>2</sup> bedroom with terrace access, a 5 m<sup>2</sup> dressing room, a 5 m<sup>2</sup> hallway and a luxurious 10 m<sup>2</sup> bathroom (bathtub, walk-in shower, towel warmer, double vanity).

Exterior = Superb landscaped grounds of 1570 m<sup>2</sup>, beautifully maintained + large forecourt providing ample parking for several vehicles + electric bioclimatic pergola of 30 m<sup>2</sup> with remote control and integrated LED lighting + impressive 60 m<sup>2</sup> 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 + furniture can be negotiated+ double glazing + ducted reversible air conditioning + 16 solar panels covering almost all electricity costs (leaving only a small surplus) + thermodynamic water heater + mains drainage + estimated amount of annual energy consumption for standard use: between 646 Euros and 875 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 2110 Euros.

Price = 963.000 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. Information on the risks to which this property is exposed is available on the Georisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 85828

Property Size: 220 m<sup>2</sup>

Property Lot Size: 1,570 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: M1016500EE

## Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential



Swimming Pool  
Terrace  
With Land/Garden

## Gyakori

Hálósobák:	4
Fürdőszobák:	2
Kész négyzetméter:	220 nm
Telekméret:	1570 nm

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX8.541.981
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