



Unique Villa With 220 M2 Of Living Space On An Exceptional Plot Of 11651 M2 In The Heart Of The Garrigue, With Breathtaking Panoramic Views And At Walking Distance From The River.



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:	https://realestateoccitane.com

Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 523,384.19

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Irányítószám:	34490
Feladta:	2026. 07. 21.
Leírás:	

A peaceful hamlet nestled in the heart of the Mediterranean countryside (garrigue), just 2 minutes from the river, 5 minutes from Murviel-les-Beziers (a lively village with all amenities) and only 25 minutes from Beziers !

Unique ! This exceptional villa will captivate you with its truly idyllic setting, where peace and tranquillity reign, accompanied only by the soothing song of the cicadas. No close neighbours and no noise disturbances, it feels as though time has stood still. Enjoy breathtaking panoramic views and wonderful walking trails right from your doorstep. Built in the 1970s using traditional construction methods, this charming villa with 220 m2 of living space offers 4 bedrooms, 2 bathrooms, a kitchen with adjoining utility room, a bright and spacious living area flooded with natural light thanks to its beautiful winter garden, as well as a laundry room. The property also benefits from a workshop, a garage and an additional outbuilding, which could easily be converted into a holiday cottage (gîte). The entire property sits on an exceptional plot of 11.651 m2 in the heart of the garrigue, beautifully planted with pine trees,



olive trees, fir trees and cypress trees, while enjoying spectacular open views. The river is at walking distance via picturesque woodland paths.

Ground = Entrance hall of 13.11 m² with access to the terrace + spacious 44 m² living room/lounge flooded with natural light thanks to its 17 m² winter garden + hallway of 7.12 m² + kitchen of 11.83 m² (base units, double sink, gas cooker, large cupboards, fridge) + utility room of 10.45 m² (door leading to the garden) + bathroom of 9.22 m² (bath, bidet, washbasin) + bedroom of 16.95 m² (French doors opening onto the terrace) + hall of 9 m² + bedroom of 14 m² with built-in wardrobes + spacious WC of 5.37 m² (WC, wash hand basin, cupboards) + large laundry room of 16.84 m² (washbasin) + workshop of 20 m² (garden access).

1st = Landing of 6.87 m² with cupboards + bedroom of 16.04 m² + shower room of 7.30 m² (shower, washbasin, WC) + bedroom of 15.02 m² with a large balcony.

Outbuildings = 26 m² outbuilding (can be converted into a holiday cottage, with water connections already in place) + garage of 16 m².

Outside = Magnificent plot of over 1 hectare set in the heart of the garrigue with breathtaking panoramic views + a wide variety of mature trees including olive trees, pine trees and cypress trees + suitable for the installation of a swimming pool + large covered terrace to the front of the house of approximately 26 m².

Additional features = Traditional 1970s construction + fibre optic internet + reversible air conditioning + electric heating + fireplace + tiled flooring throughout + single glazing + wooden shutters + furniture negotiable + annual property tax of approximately 1860 Euros + estimated amount of annual energy consumption for standard use: between 2330 Euros and 3210 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + compliant septic tank + will need a little modernisation.

Price = 453.600 Euros (A truly unique opportunity !)

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 Georisks website: georisques.gouv.fr

Property Id : 88984

Property Size: 220 m²

Property Lot Size: 11,651 m²

Bedrooms: 4

Bathrooms: 2

Reference: M453600E

Other Features

Immediately Habitable



Latest properties
Outside space
Private parking/Garage
Rental Potential
Terrace
With Land/Garden

Gyakori

Hálósobák:	4
Fürdőszobák:	2
Kész négyzetméter:	220 nm
Telekméret:	11651 nm

Utility details

Heating:	Yes
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.740.950
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