



## Stunning 18th Century Property With 348 M2 Of Living Space On A 3899 M2 Landscaped Park With Pool And Petanque Court, Near The Sea



### Informazioni sull'Agente

Nome:	Freddy Rueda
Nome della ditta:	Freddy Rueda Sarl
Nazione:	France
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (467) 363-428
Languages:	English, French
Sito web:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 972,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Vendres
Cap:	34350
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### Descrizione:

A vibrant coastal town offering all amenities, rich in local life, with three weekly markets, just 5 minutes from the beach, 10 minutes from Vendres and 10 minutes from Beziers/ Cap d'Agde airport !

Stunning 18th century property (former restaurant), fully renovated, boasting a total living space of 348 m2. It features 5 en-suite bedrooms, 5 bathrooms, multiple lounges/dining areas/kitchens, a professional-grade kitchen, a wine cellar, utility rooms, and a private apartment within the main house ! Outside, enjoy a magnificent 3899 m2 landscaped park, rich in greenery and varied fruit trees (orange, lemon, cherry, fig, mandarin, olive, etc.), a tranquil lower-level area with a spectacular lagoon-style pool, a spacious terrace off the main living areas, a charming garden bar/shed for cocktails, a petanque court and a large private parking area for 10+ vehicles !

All this, right in the heart of town within walking distance to shops and just 5 minutes from the sea !

Ground = Entry hall of 16.85 m2 (former restaurant reception) with storage + 15.72 m2 lounge (original



marble fireplace) + spacious 4.55 m2 WC hall (with sink) + 2.55m2 WC with wash basin + 1.51 m2 WC + bright 54 m2 living room with large glass doors opening onto the terrace + 30 m2 master suite including 11.68 m2 bedroom with terrace access, 7.27 m2 en-suite bathroom (Italian shower, vanity), 7.07 m2 dressing area, 2 m2 laundry and 1.77 m2 WC + 3.17 m2 hallway + 4.89 m2 climate-controlled wine cellar + 3.20 m2 storage room + 9.18 m2 utility/back kitchen with outside access + 40 m2 professional kitchen (fully equipped - can be removed if needed).

1st = 2.22 m2 landing + 11 m2 bedroom with 4.65 m2 en-suite (shower, vanity, WC) + 1.69 m2 hallway + 11.99 m2 bedroom with 3.75 m2 en-suite (shower, vanity, WC) + 127 m2 private apartment comprising : 8.59 m2 corridor + 4 m2 laundry + 1.14 m2 WC + 48 m2 open-plan living room with fully equipped kitchen (base units, oven, microwave, hob, extractor, sink, dishwasher, fridge) + 23 m2 master suite with 12 m2 bedroom, 5.65 m2 dressing room and 4.83 m2 bathroom (bathtub, vanity, towel heater) + 18.73 m2 mezzanine + 25 m2 master suite with en-suite (shower, vanity, WC, dressing space).

2nd = About 60 m2 attic space (ideal for storage).

Exterior = Gorgeous, lushly landscaped 3899 m2 grounds with a wide variety of trees (cherry, loquat, fig, orange, lemon, mandarin, Buddha's hand, clementine, olive, aromatic herbs) + drip irrigation system + well forage+ petanque court + parking area for over 10 vehicles + lagoon-style pool (about 14x6m, 1.5m depth, chlorine-treated) + bar/garden shed area.

Miscellaneous = Original character details (cement tiles, marble fireplace, stone staircase) + double glazing throughout + wooden shutters + reversible air conditioning in all rooms + fully renovated in recent years (electricity, plumbing) + mains drainage + located in a flood zone (only the lower part of the garden affected once in 18 years !) + annual property tax of 3729 Euro + perfect for B&B project.

Price = 972.000 Euros (Exceptional property ! Ideal for rental business near the coast !)

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 Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 70293

Property Size: 348 m2

Property Lot Size: 3,899 m2

Bedrooms: 5

Bathrooms: 5

Reference: SB972000E

### **Other Features**

Immediately Habitable

Latest properties

Near the coast



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Outside space  
Prestige  
Private parking/Garage  
Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

## Comune

Camere da letto: 5  
Bagni: 5

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.982.047

