



## Stunning Languedoc-Style Villa With 210 M2 Of Living Space And Independent Guest House, On A Landscaped 1093 M2 Plot With Pool, Petanque Court And Open Views.



### 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:	USD 700,088.38

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	34490
Pubblicato:	02/07/2025

### Descrizione:

Charming village with cafe, bakery, pizzeria, hairdresser: ideally located at 5 minutes from Thezan-les-Beziers and Beziers, 20 minutes from Beziers Cap d'Agde airport, and 25 minutes from the beaches !

Stunning Languedoc-style villa (built in 2009) featuring generous volumes with a living area of 210 m2 comprising 3 bedrooms (including a master suite), 2 bathrooms, a magnificent 60 m2 living/dining room and a fully equipped 27 m2 kitchen. In addition, there is a completely independent 23 m2 guest house (bedroom, equipped kitchen, shower room and private terrace), as well as a spacious 60 m2 double garage, laundry area and a vast 250 m2 basement offering a multitude of possibilities, all set on a beautifully landscaped 1093 m2 plot (olive trees, palm trees, cherry trees, banana trees), with a south-facing swimming pool, large terrace, petanque court, garden shed, private parking space, all in a peaceful environment with open views and lush surroundings.



---

Independent guest house of 23 m2

Ground = A delightful guest house with a private entrance including a bedroom with open-plan equipped kitchen (sink, electric hob, extractor fan, upper and lower cabinets, fridge), a shower room (vanity unit, shower, WC, closet, towel dryer), and sliding doors opening onto a pleasant private terrace - perfect for breakfast !

Main house of 210 m2

Basement = Very spacious 250 m2 basement divided into several areas, offering excellent storage and multiple possibilities + 60m2 double garage with electric doors + laundry area.

Ground = Entrance hall of 12 m2 with closet and impressive 6m high ceilings + WC of 1.95 m2 with washbasin + spacious 25 m2 master suite including dressing area, bathroom (vanity unit, WC, bathtub, shower) and bedroom with starry ceiling and sliding doors opening onto the terrace + exceptional 60 m2 living/dining room with central fireplace insert and sliding glass doors leading to the terrace + elegant 27m2 kitchen (upper and lower units, central island, double sink, induction cooktop, electric oven, microwave, american fridge, dishwasher, extractor hood, wine fridge, pantry and sliding doors to the terrace).

1st = Landing of 7 m2 + WC of 2.27 m2 with washbasin + shower room of 7.09 m2 (walk-in shower, vanity unit, towel dryer) + bedroom of 17.44 m2 (built-in closet and French door onto terrace with lovely views) + dressing room of 8 m2 + bedroom of 18.35 m2 (French door onto terrace) + 20 m2 terrace with stunning views.

Exterior = Beautifully landscaped 1093 m2 plot with various trees (olive, cherry, banana, palm,:) + automatic irrigation system + 6 x 3.5m south-facing saltwater swimming pool + petanque court + large covered terrace of nearly 60 m2 + garden shed + access to « Bas Rhone » water for garden irrigation.

Additional features = Built in 2009 + double glazing + sliding bay windows + water softener + two hot water tanks (one brand new) + parquet floor and tiling + fireplace insert + reversible air conditioning with thermostat in each room + electric roller shutters + possibility to negotiate some furniture + private parking space + electric entrance gate with automatic lighting system + 60m2 double garage with electric doors + annual property tax of 2000 Euros + alarm system.

Price = 599.200 Euros (Superb villa with income potential !)

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](http://georisques.gouv.fr)

Property Id : 72020

Property Size: 233 m2

Property Lot Size: 1,093 m2

Bedrooms: 4

Bathrooms: 3



---

Reference: CT599200E

## Other Features

Immediately Habitable  
Latest properties  
Outside space  
Prestige  
Private parking/Garage  
Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

## Comune

Camere da letto: 4  
Bagni: 3

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.239.691

