



A Beautiful, High-Quality Villa With 160 M2 Of Living Space (2022), Set On A Carefully Landscaped Plot Of 580 M2 With A Swimming Pool.



Informazioni sull'Agente

Nome:	Freddy Rueda
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Nazione:	France
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 697,173.22

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	34480
Pubblicato:	21/08/2026

Descrizione:

In a Circulade village with all amenities, bar, grocery, bakery, news agent, restaurants and a school, 20 minutes from Beziers and 25 minutes from the beaches and Pezenas.

A beautiful, high-quality villa with 160 m2 of living space (2022), offering 5 bedrooms and 2 bathrooms, set on a 580 m2 plot that has been tastefully landscaped in a minimalist, contemporary style. You'll enjoy a magnificent outdoor area with a lovely swimming pool, ideal for swimming and doing proper lengths. Situated in a vibrant village with a full range of shops and amenities, this property enjoys a prime location within a small, particularly quiet residential neighbourhood, guaranteeing peace and a high quality of life.

Ground = Entrance into a 63.2 m2 living room/fitted kitchen (wall and base units, hob, electric oven, extractor hood, dishwasher, sink) with access to the garden and terrace + 4.1 m2 hall + WC + 10.7 m2 en-suite bedroom with a 9.6 m2 bathroom (walk-in shower, 2 washbasins, bath, WC) + 11.08 m2 bedroom + 42 m2 garage.



1st = Hall (6 m2) + bedroom (13.2 m2) with access to a separate walk-in wardrobe (6.6 m2) + 2 bedrooms (12 m2 and 13.3 m2) + shower room (4.9 m2) (shower, washbasin) + WC.

Outside = Superb landscaped plot of 580 m2 comprising a swimming pool (9x3m, salt-water) + shaded terrace + large parking area in front of the house (for 3 to 4 vehicles) + potential for a vegetable patch.

Miscellaneous = Airzone ducted reversible air conditioning + property tax of 1800 Euros + estimated amount of annual energy consumption for standard use: between 480 Euros and 680 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions)
+ no renovation work required + built with high-quality materials + home available spring 2027.

Price = 599.200 Euros (Elegance and comfort)

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](https://www.georisques.gouv.fr)

Property Id : 90681

Property Size: 160 m2

Property Lot Size: 580 m2

Bedrooms: 5

Bathrooms: 2

Reference: S629000EE

Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Comune

Camere da letto: 5

Bagni: 2

Finito piedi quadrati: 160 mq

Dimensione del lotto: 580 mq

Room details



Indoor Features:

Fitted kitchen

Building details

Outdoor Amenities:

Pool

Lease terms

Date Available:

Contact information

IMLIX ID:

IX8.845.681

