



## Detached Villa With Swimming Pool



### Agent Info

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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 381,522.79

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34480
Geplaatst:	05-06-2025
Omschrijving:	

This traditionally built villa is located in a quiet residential area within walking distance of shops. It offers a pleasant living environment on 1520 m2 of mature garden, part of which is still available for building, with independent access - ideal for an extension or outbuilding. The house offers around 130 m2 of living space, including 4 bedrooms. A superb summer kitchen completes the exterior features, perfect for enjoying the sunny days around the swimming pool. The villa requires general refurbishment, offering great potential for customisation to suit your tastes and needs.

- Location: Nice village with grocery shop, bar/restaurant, school, physiotherapist, treatment/massage room, 20 minutes from Beziers, 25 minutes from Pezenas and 30 minutes from the beaches.

- Basement: 110 m2 garage.

- Ground floor: 35 m2 living room with fireplace and access to terrace, 14 m2 fitted kitchen (wall and floor units, induction hob, sink, dishwasher, electric oven, microwave, extractor hood) with access to terrace, 7 m2 hallway, 2.5 m2 storeroom, 3 bedrooms of 16 m2, 11 m2 and 11 m2 with built-in wardrobes, 7 m2 bathroom (2 washbasins, bidet, bath).

- 1st floor: 25 m2 bedroom.



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- Exterior: Enclosed garden with trees and swimming pool (10x5m, chlorine filtration), superb 60 m2 fitted summer kitchen (base units, hob, barbecue, fridge, dishwasher) with shower room (shower and wc), small plot of land behind the house (about 200 m2) with independent access.

- Miscellaneous: Centralised air-conditioning, annual property tax of 1781 Euros, estimated amount of annual energy consumption for standard use: between 1622 Euros and 2194 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), planned refurbishment work (painting/kitchen/bathrooms about 50.000 Euros).

Good location, very pleasant.

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.

#### Other Features

Property Size: 130 m2

Property Lot Size: 1,520 m2

Bedrooms: 4

Bathrooms: 1

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular



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towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Algemeen

Slaapkamers:	4
Badkamers:	1
Lot Afmeting:	1520 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.987.478



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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