



## Elegant And Charming Villa With Landscaped Garden



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 527,834.29

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Cruzy
Postcode:	34310
Geplaatst:	08-07-2025
Omschrijving:	

Elegant and charming villa built in 2022, offering a living area of 145 m2, comprising 3 bedrooms (including a master suite), 2 bathrooms/shower rooms, a living space with a beautiful open-plan kitchen and a lounge featuring a 6-meter-high ceiling, a utility / laundry room, a large veranda, as well as cellars. Set on a beautifully landscaped and well-maintained plot of 1675 m2, offering exceptional views.

The grounds are suitable for the construction of an infinity pool to fully enjoy the breathtaking scenery.

This charming villa will captivate you with its high-quality materials and its natural, contemporary decoration ! Located in a peaceful and picturesque village, in the heart of nature.

- Location: Picturesque and charming village with grocery store, post office and cafe/restaurant, located 5 minutes from Bize-Minervois, 10 minutes from Capetang (a vibrant village along the Canal du Midi), 30 minutes from Narbonne and 40 minutes from the beaches

- Basement floor: 2 large cellars of 28 m2 and 26 m2.

- Ground floor: Entrance into a 54 m2 open-plan living space offering a lounge area with an impressive ceiling height of over 6 meters, a bay window opening onto the terrace, and a charming open kitchen



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(large concrete and terracotta table, multiple storage cupboards, sink, gas piano cooker, built-in dishwasher), a 6.32 m2 utility/pantry room with additional storage, magnificent 30 m2 veranda that can serve as a dining room or leisure area, with breathtaking views through its large panoramic windows, 2.78 m2 hallway with cupboards, 11.66 m2 bedroom, 11.19 m2 bedroom, 5.92 m2 bathroom (vanity unit, bathtub, heated towel rail), 1.70 m2 WC.

- 1st floor: Master suite totaling 22 m2, offering a bedroom, a dressing area and a shower room with (shower, double vanity unit, WC).

- Exterior: A magnificent, beautifully landscaped and maintained 1675 m2 plot, rainwater collection tank, drip irrigation system, pool-ready plot suitable for a large infinity pool (spectacular views), several parking spaces at the front of the house with gravel driveway.

- Sundry: High-quality construction from 2022, double glazing, wooden shutters, pellet stove, magnificent travertine flooring, beautiful wooden doors, 6-meter-high ceiling in the living room, spectacular views, connected to mains drainage, natural materials in line with modern trends, estimated amount of annual energy consumption for standard use: between 430 Euros and 630 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), annual property tax estimated at about 1500 Euros.

Truly magnificent.

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: 145 m2

Property Lot Size: 1,675 m2

Bedrooms: 3

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Terrace

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, 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 Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.



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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 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:	3
Badkamers:	2
Lot Afmeting:	1675 m <sup>2</sup>

## **Building details**

Outdoor Amenities:	Pool
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## **Lease terms**



# IMLIX

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

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Date Available:

## Contact information

IMLIX ID:

IX7.239.845

