



Magnificent Contemporary Villa With 220 M2 Of Living Space And Spa On 1570 M2 With Pool, Summer Kitchen And Peaceful Setting



Agent Info

Naam:	Freddy Rueda
Bedrijfsnaam:	Freddy Rueda Sarl
Mistlampen:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	+33 (467) 363-428
Languages:	English, French
Website:	https://realestateoccitane.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,194,324.31

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34490
Geplaatst:	29-10-2025
Omschrijving:	

A vibrant village offering all amenities (cafes, restaurants, bakeries, butcher, supermarket, schools:), located just 15 minutes from Beziers and only 25 minutes from the mediterranean beaches.

Unique ! A magnificent contemporary villa of exceptional quality, combining refinement, comfort and modern elegance. Built in 2020 on one level, this remarkable home offers 220 m2 of living space featuring a vast, light-filled living area of over 75 m2 with a fully fitted designer kitchen, 4 bedrooms (including a superb master suite with dressing room and private bathroom), 2 bathrooms, a utility/laundry room and an impressive spa room with a large swim spa jacuzzi. Set within beautifully landscaped and perfectly maintained grounds of 1570 m2, the property also boasts a south-facing Bali stone swimming pool, a stunning 60 m2 summer kitchen, a bioclimatic pergola, a carpe koi pond with cascading waterfalls and a generous parking area at the front accommodating numerous vehicles. Exceptional features and finishes throughout. Sold fully furnished with top-of-the-range furniture and fittings. A truly rare property in a remarkably peaceful setting !

Ground = Spacious covered entrance porch + entrance hall of 7 m2 with fitted wardrobes + WC of 2.76 m2 with washbasin + bright, open-plan living area of 75 m2 bathed in natural light through large sliding



glass doors opening onto the terraces and garden and it's superb fully fitted contemporary kitchen offering extensive storage (large central island with drawers, generous work surfaces with integrated sink, dishwasher, cabinets, induction hob and extractor hood), plus a full-height storage wall with built-in fridge, oven and microwave + utility/laundry room of 15 m2 + large spa area of 38.49 m2 with double patio doors and swim spa jacuzzi + hallway of 7.61 m2 + guest WC of 2.02 m2 + fully tiled bathroom of 7.60 m2 (walk-in shower, jet bathtub and vanity unit) + 3 bedrooms of 10.65 m2, 11.04 m2 and 10.94 m2, each with fitted wardrobes and French doors opening to the garden + a magnificent master suite of 32 m2 comprising a 12.31 m2 bedroom with terrace access, a 5 m2 dressing room, a 5 m2 hallway and a luxurious 10 m2 bathroom (bathtub, walk-in shower, towel warmer, double vanity).

Exterior = Superb landscaped grounds of 1570 m2, beautifully maintained + large forecourt providing ample parking for several vehicles + electric bioclimatic pergola of 30 m2 with remote control and integrated LED lighting + impressive 60 m2 summer kitchen enclosed with sliding glass doors, fully equipped (large bar, period fireplace, sink, cooktop, plancha, microwave, dishwasher, fridge), perfect for entertaining + separate WC + 8x4m south-facing saltwater Bali stone pool with sun terrace + ornamental pond with cascading waterfalls and koi carp + elegant outdoor lighting throughout.

Sundry = Built in 2020 + exquisite XXL tile flooring + sold fully furnished (high-end designer furniture) + double glazing + ducted reversible air conditioning + 16 solar panels covering almost all electricity costs (leaving only a small surplus) + thermodynamic water heater + mains drainage + estimated amount of annual energy consumption for standard use: between 646 Euros and 875 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 2110 Euros.

Price = 1.016.500 Euros (A refined blend of modern design and luxury living !)

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

Property Id : 76419

Property Size: 220 m2

Property Lot Size: 1,570 m2

Bedrooms: 4

Bathrooms: 2

Reference: M1016500E

Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage



Rental Potential
Swimming Pool
Terrace
With Land/Garden

Algemeen

Slaapkamers: 4
Badkamers: 2
Afgewerkte vierkante meter: 220 m²
Lot Afmeting: 1570 m²

Building details

Outdoor Amenities: Pool

Rental details

Furnished: Ja

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.787.753

