



## Detached Villa with Swimming Pool



### Agent Info

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Naam:             | David Evans                                                   |
| Bedrijfsnaam:     | Cle France Ltd                                                |
| Mistlampen:       | United Kingdom                                                |
| Experience since: |                                                               |
| Service Type:     | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
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| Languages:        | English, French                                               |
| Website:          | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Advertentie details

|                |                  |
|----------------|------------------|
| Vastgoed voor: | Koop             |
| Prijs:         | USD 2,408,826.62 |

### Locatie

|                             |                  |
|-----------------------------|------------------|
| Aanbevolen Auto Onderdelen: | France           |
| Staat/Regio/Pronvincie:     | Occitanie        |
| Plaats:                     | Castelnau-le-Lez |
| Postcode:                   | 34170            |
| Geplaatst:                  | 03-11-2025       |

### Omschrijving:

A family home with timeless charm, in the heart of a green setting In Castelnau-le-Lez, in a quiet and green residential environment, this 248 m2 single-story stone farmhouse embodies the soul of the South: that of family homes where authenticity, elegance and a gentle way of life blend together.

The charm of stone and the conviviality of a single-story house: From the entrance, the house exudes a warm and soothing atmosphere.

The generous volumes, the noble materials and the monumental fireplace in the living room invite you to relax and share moments. A large, bright living room opening onto the garden, A convivial dining room, ideal for entertaining, An open, modern and functional kitchen, the true heart of daily life.

Harmonious and comfortable sleeping areas Designed for the family and the well-being of everyone, this farmhouse offers: A master suite with bathroom and dressing room, Three other spacious bedrooms, Two elegant bathrooms and several toilets, A perfectly equipped laundry room. The single-story layout guarantees smooth circulation and easy daily life.

An exceptional, intimate and Mediterranean exterior: On a beautifully landscaped plot of 1,331 m2, the outdoor setting is an invitation to relax: A swimming pool lined with Mediterranean species.



A summer kitchen under a conservatory, ideal for meals in all seasons, A borehole ensuring autonomy and easy maintenance of the garden, And a peaceful environment, not overlooked, where nature is omnipresent.

Authenticity and modern comfort combined: Reversible air conditioning, quality renovation, subtle combination of old-world charm and contemporary features: this farmhouse seduces with its perfect balance between tradition and modernity.

A rare property in Castelnau-le-Lez, where each stone tells a story and each space inspires serenity.

A family-friendly, elegant and lively place, designed for those who dream of an authentic South.

**CASTELNAU-LE-LEZ - AUTHENTIC SINGLE-STORY FARMHOUSE - 248 m<sup>2</sup> - 4 BEDROOMS - MASTER SUITE - SWIMMING POOL - LAND 1,331 m<sup>2</sup> - BOREHOLE**

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

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 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).

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We can also help you with everything to do with buying a house in France including getting a mortgage,



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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: 2  
Lot Afmeting: 1331 m<sup>2</sup>

## **Utility details**

Heating: Ja

## **Building details**

Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.787.844

