



## Elegant New Build Single-Storey Villa With Pool



### Agent Info

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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 480,812.44

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Cessenon-sur-Orb
Postcode:	34460
Geplaatst:	02-12-2025
Omschrijving:	

Elegant new build single-storey villa (built in 2025) offering a living area of approximately 123 m2. It comprises a spacious and exceptionally bright 60 m2 living room with an open-plan kitchen, a laundry room, 3 bedrooms including a master suite, 2 shower rooms, as well as a garage. The property sits on a fully enclosed 413 m2 plot, elegant and easy to maintain, featuring a swimming pool and two private parking spaces.

Peaceful setting, on the heights of the village, enjoying beautiful surrounding views.

- Location: A dynamic village offering all amenities (bakery, butcher, cafe, restaurants, supermarket), located 10 minutes from Murviel-les-Beziers, 15 minutes from Beziers and 25 minutes from the beaches.

- Ground floor: Attractive polished-concrete porch in front of the house, large, exceptionally bright living area thanks to its expansive bay windows, offering 60 m2 with an open-plan kitchen (to be installed shortly), utility room of 6.76 m2 (thermodynamic water heater) with exterior access, fully tiled 14.34 m2 garage with electric door, hallway of 6.65 m2, 4 m2 shower room (Italian-style shower and vanity unit), bedroom of 11.46 m2, bedroom of 11.10 m2, 1.84m2 (suspended) WC, master suite of 21 m2 comprising a 17.61 m2 bedroom (bay windows opening onto the exterior) with dressing area and its en-suite 4 m2 shower room (Italian-style shower and double vanity unit).



- Exterior: 413 m2 fully enclosed, landscaped and refined plot (olive trees, pomegranate tree), chlorine shell pool (6x3m) with terrace.

- Miscellaneous: Built in 2025 with high-quality features meeting the latest standards, ducted reversible air conditioning with thermostat in each room, aluminium double glazing, electric roller shutters, estimated amount of annual energy consumption for standard use: between 390 Euros and 570 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), 2 private parking spaces.

Peaceful setting on the heights, with beautiful views.

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: 123 m2

Property Lot Size: 413 m2

Bedrooms: 3

Bathrooms: 2

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.



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Herauld 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)

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A value of 1 in the above graphs: No Rating for this property

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## General Amenities

- \* Central heating
- \* Double Glazing
- \* Garage
- \* Garden
  
- \* Internet connection
- \* Landscaping
- \* Mains Drainage
- \* Swimming Pool

Nieuw:

Ja



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## Algemeen

Slaapkamers:	3
Badkamers:	2
Lot Afmeting:	413 m <sup>2</sup>

## Utility details

Heating:	Ja
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:	
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## Contact information

IMLIX ID:	IX7.984.550
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