



## Charming Villa with Covered Swimming Pool



### Agent Info

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Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 382,115.31

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Le Bousquet-d'Orb
Postcode:	34260
Geplaatst:	06-04-2026

### Omschrijving:

Charming single storey villa in perfect condition, sold fully furnished, offering a living area of 120 m<sup>2</sup> it comprises 4 bedrooms, a shower room, a laundry room and a bright living area with a fully equipped open-plan kitchen, as well as a double garage. All set on a beautifully landscaped and meticulously maintained plot of 2146 m<sup>2</sup>, featuring a covered swimming pool, a pool house with a shower room, a covered terrace, a petanque court and lovely views ! Very peaceful environment.

- Location: A hamlet located just a few minutes from La Tour-sur-Orb (a village offering all amenities), 5 minutes from Le Bousquet-d'Orb, 40 minutes from the magnificent Lac d'Avène and 50 minutes from the beaches.

- Ground floor: Entrance hall of 3.51 m<sup>2</sup>, bedroom of 13.45 m<sup>2</sup>, bright living area of 50 m<sup>2</sup> with sliding glass doors opening onto the pool and its fully equipped open-plan kitchen (electric oven, induction hob, extractor hood, sink, dishwasher, base units), hallway of 4.90 m<sup>2</sup>, 3 bedrooms of 9.95 m<sup>2</sup>, 10.88 m<sup>2</sup> and 11.32 m<sup>2</sup>, shower room of 5.43 m<sup>2</sup> (shower, bidet, double vanity unit, heated towel rail), utility room of 10 m<sup>2</sup> with sink, double garage of 47 m<sup>2</sup>.

- Exterior: Beautiful landscaped and well-maintained plot of 2146 m<sup>2</sup>, solid-built covered swimming pool with retractable shutters, 9x6m, salt system, mosaic finish and automatic water level control system,



covered terrace at the front of the house, pool house with shower, WC and washbasin, petanque court, automatic irrigation system.

- Additional features: Sold furnished, fireplace insert, reversible air conditioning, double glazing, manual roller shutters, electric heating, alarm system, estimated amount of annual energy consumption for standard use: between 944 Euros and 1278 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), annual property tax of 1510 Euros.

Lovely views and a peaceful setting.

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: 120 m<sup>2</sup>

Property Lot Size: 2,146 m<sup>2</sup>

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 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:	2146 m <sup>2</sup>

### **Utility details**

Heating:	Ja
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### **Building details**

Outdoor Amenities:	Pool
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### **Rental details**

Furnished:	Ja
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### **Lease terms**

Date Available:	
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### **Contact information**

IMLIX ID:	IX8.337.690
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IMLIX

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