



An Elegant, Renovated Contemporary Villa Set In A Magnificent 2,300 M2 Lansdcaped Garden.



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 643,041.73

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Laurens
Postcode:	34480
Geplaatst:	07-05-2026

Omschrijving:

A village with a nursery and primary school, a grocery shop, a bakery, a butcher's, restaurants and a cafe, and a medical centre, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

Nestled in a green, peaceful and secluded setting, a 10-minute walk from the village centre, this charming contemporary villa, built in the late 1980s and fully renovated since, offers approximately 180 m² of living space on a superb landscaped plot of 2304 m². The house offers spacious rooms and great potential for conversion, currently featuring four bedrooms and two shower rooms, but with the possibility of reimagining the spaces to suit your tastes and create an interior that reflects your personality. Outside, the garden is a true haven of peace: it charms with its lush vegetation, numerous flowers and a delightful natural goldfish pond, creating a serene and soothing atmosphere. The spacious, south-facing plot is suitable for a swimming pool that would blend perfectly into this green setting. A separate garage of 45 m² completes this property. Charming, comfortable and full of potential, it is ideal for nature lovers seeking peace and a high quality of life.

Ground = 50 m² living/dining room with a built-in fireplace opening onto a 25 m² conservatory + 12.5 m² fitted kitchen (hob, extractor hood, electric oven, dishwasher, sink, wall and base units, fridge,



freezer) with access to a 4.4 m² pantry + 7.4 m² hall + 10 m² bedroom with fitted wardrobe en suite with a 6.2 m² shower room (washbasin and shower) + WC + 14.5 m² bedroom/study.

1st = Large hall/recreation room of 16.6 m² + 2 bedrooms with sloping ceilings of 16 m² and 11.7 m² + shower room of 5.8 m² (shower, WC, washbasin).

Outside = 120 m² of terrace in total: 50 m² south-facing, 30 m² east-facing, 36 m² west-facing + 4 parking spaces in addition to the double garage + large wooded garden with a natural goldfish pond + potential to install/build a swimming pool + 18 m² timber shed + separate 45 m² double garage.

Miscellaneous = Recent energy-efficient renovation work (high-quality insulation, double-glazed windows, electric roller shutters) + reversible air conditioning and built-in fireplace + estimated amount of annual energy consumption for standard use: between 1390 Euros and 1970 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual council tax of 901 Euros.

Price = 556.400 Euros (Peaceful and welcoming!)

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 Georisks website: georisques.gouv.fr

Property Id : 84334

Property Size: 180 m²

Property Lot Size: 2,304 m²

Bedrooms: 4

Bathrooms: 2

Reference: L556400EB

Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

Algemeen

Slaapkamers: 4

Badkamers: 2



Afgewerkte vierkante meter: 180 m²
Lot Afmeting: 2304 m²

Room details

Indoor Features: Fitted kitchen

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.448.506

