4 room, 125m2 House for sale in Herepian - 290 000 € *

Agent Info

Naam:	Patrick Gibbins
Bedrijfsnaam:	Artaxa Immo Sarl
Mistlampen:	France
Experience since:	2008
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	
Languages:	French
Website:	

Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 290,000

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Herepian
Postcode:	34600
Geplaatst:	11-10-2026

Omschrijving:

A TRULY SPECIAL HOME * PRIME LOCATION * BREATHTAKING VIEWS

Discover this beautiful detached villa built in 2011, located in a peaceful and sought-after residential area of Herepian, offering an exceptional combination of modern comfort, generous outdoor space and magnificent panoramic views over the Orb Valley and surrounding mountains.

With 125 m2 of living space, a 829 m2 plot, an 8 x 4 m in-ground swimming pool, garage and wooden carport, this property is ideal as a permanent home, holiday residence or investment in the South of France.

THE VILLA

The property offers a practical and comfortable layout over two levels:

- 125 m2 of living space

- 3 bedrooms

- Master suite on the ground floor, offering a private space with its own shower room and dressing room

- 2 further bedrooms upstairs

- One upstairs bedroom with its own dressing room

- Bathroom upstairs

- WC on both floors

- Built in 2011

- Ducted air conditioning

- Bright and comfortable living spaces

- Garage

- Wooden carport

- Large private driveway

- Ample parking, including space for a caravan or motorhome

OUTDOOR SPACE & SWIMMING POOL

Set on a generous 829 m2 plot of land, the property benefits from excellent outdoor space in a peaceful residential setting.

The superb 8 x 4 m in-ground swimming pool is a major asset, perfect for enjoying the sunny South of France, relaxing with family and friends or entertaining during the summer months.

The wooden carport, garage and large private driveway provide excellent parking and storage possibilities.

EXCEPTIONAL PANORAMIC VIEWS

One of the property's greatest assets is undoubtedly its exceptional outlook.

From the property, you can enjoy beautiful views towards the Chapelle Saint-Michel de Mourcairol and the village of Les Aires. Looking west, the panorama extends along the Orb Valley towards the spectacular Caroux massif.

A truly wonderful setting combining peace, nature and magnificent mountain scenery.

LOCATION - HÉRÉPIAN

Herepian is a charming village in the Orb Valley, offering local shops, cafes, restaurants, services and primary schooling, making it a practical place to live for families.

Bedarieux is less than 10 minutes away, providing secondary schools and a wider range of shops and services, while Lamalou-les-Bains and its golf course are also close by.

The village also benefits from the Passa Païs greenway, ideal for walking and cycling, as well as easy access to the spectacular landscapes of the Caroux and Haut-Languedoc.

The property is ideally located approximately 5 minutes' walk from the village and around 10 minutes' walk from the golf course at Lamalou-les-Bains.

A PROPERTY THAT REALLY STANDS OUT

A beautiful modern villa in a prime location, combining comfort, privacy, a swimming pool, generous grounds, excellent parking and exceptional panoramic views.

Whether you are looking for a permanent home, holiday residence or investment, this property offers a fantastic opportunity to enjoy the lifestyle of the South of France.

Interested in this exceptional property? Contact us for further information or to arrange a viewing.

Information on the risks to which this property is exposed is available on the website Georisques

Our Fee Schedule

* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

Algemeen

Slaapkamers:	3
Afgewerkte vierkante meter:	125 m^2
Lot Afmeting:	829 m^2

Room details

Total rooms:	4

Building details

Outdoor Amenities:	Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX9.077.050