



## 8 room, 250m2 Villa for sale in Meze - 990 000 € \*



### Agent Info

Name: Patrick Gibbins  
Company: Artaxa Immo Sarl  
Name:  
Country: France  
Experience since: 2008  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone:  
Languages: French  
Website:

### Listing details

Property for: Sale  
Price: USD 1,154,831.02

### Location

Country: France  
State/Region/Province: Occitanie  
City: Meze  
ZIP code: 34140  
Posted: Jun 24, 2025

### Description:

In the heart of the highly sought-after Les Amoutous area in Meze, this rare property offers a unique opportunity: a 250 m2 villa set in an extraordinary natural environment, on an expansive 13,755 m2 plot, with direct access to the Thau Lagoon.

The property includes:

Ground floor:

A separate kitchen

A bright living room and dining area

A 20 m2 office

A 16 m2 bedroom with mezzanine

A shower room



A 50 m2 veranda overlooking the park-like grounds

First floor:

Two spacious bedrooms

A bathroom

An additional shower room

Outdoors:

An immense wooded park, a swimming pool, a garage, a large terrace, and most remarkably: direct access to the Thau Lagoon — a rare and highly desirable feature.

A truly unique setting, offering peace, privacy and preserved natural surroundings.

This property offers great potential, ideal for a family home, vacation retreat, or exceptional primary residence.

Les Amoutous - Meze

Land size: 13,755 m2

Living space: approx. 250 m2

4 bedrooms + 1 office

Direct lagoon access - Nature - Tranquillity

Contact us to schedule a viewing - this property is unlike any other.

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.

## Common

Bedrooms:	5
Finished sq. ft.:	250 sq m



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Lot Size: 1.38 ha

## Room details

Total rooms: 8

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.197.118

