



## Detached Villa With Swimming Pool



### Agent Info

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### Listing details

Property for:	Sale
Price:	USD 510,844.92

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Cazouls-les-Beziers
ZIP code:	34370
Posted:	Jul 08, 2025

### Description:

Situated on a lovely 1200 m2 plot in the heart of the village, this 5-bedroom villa with 204 m2 of living space offers great potential despite some work to be carried out. The shutters need to be reviewed, some rooms refreshed and the annex finished, but the structure is sound and the volumes generous.

With a swimming pool, an ideal location and a plot of land that's rare in the area, this is an opportunity not to be missed for those looking to create a beautiful home for living or a heritage investment.

- Location: Superb village with bars, restaurants, supermarket, schools, bakeries, butchers, pharmacy, doctors, on the banks of the Orb river, 25 minutes from Beziers, 10 minutes from Saint Chinian and 35 minutes from the beaches.

- Ground floor: 9 m2 entrance hall, 12.5 m2 study area, 30 m2 dining room with bar area and sink, 40 m2 living room (fireplace, French window onto terrace), 18.4 m2 fitted kitchen (electric oven, gas and electric hob, hood, built-in dishwasher, built-in cupboards), 13.6 m2, laundry room 6 m2, storeroom 6.3 m2, bedroom 10.7 m2 with access to garden, bathroom 12 m2 (double basins, shower, bath, bidet, heated towel rail), bedroom 11.5 m2, bedroom 10.6 m2 (with access to garden), bedroom 12 m2 (built-in closet and access to garden via French window), bedroom 8.6 m2, WC.



- Exterior: 1200 m2 grounds, traditional swimming pool (9×4.5 m, chlorine), covered summer kitchen (barbecue, water point and electricity), pool equipment room, 2 gates, driveway for parking cars, garden shed, 55 m2 outbuilding including a 22 m2 garage that could be converted into an apartment (water point, electricity and several window openings).

- Miscellaneous: Electric heating, fireplace, double glazing, estimated amount of annual energy consumption for standard use: 1958 Euros per year (including subscriptions), wooden shutters to renovate, close to all amenities, good location in a beautiful village.

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: 204 m2

Property Lot Size: 1,200 m2

Bedrooms: 5

Bathrooms: 1

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, 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 Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault 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 Herault 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.

Herault 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)

## Common

Bedrooms:	5
Bathrooms:	1
Lot Size:	1200 sq m

## Room details

Indoor Features:	Fitted kitchen
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## Utility details

Heating:	Yes
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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:	IX7.239.848
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# IMLIX

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