



## Charming Detached Villa Offering 146 M2 Of Living Space, 4 Bedrooms, 3 Bathrooms, On A 690 M2 Plot With Heated Swimming Pool.



### Agent Info

Name: Freddy Rueda  
 Company: Freddy Rueda Sarl  
 Name:  
 Country: France  
 Experience since:  
 Service Type: Selling a Property  
 Specialties:  
 Property Type: Apartments, Houses  
 Phone: +33 (467) 363-428  
 Languages: English, French  
 Website: <https://realestateoccitane.com>

### Listing details

Property for: Sale  
 Price: USD 445,082.44

### Location

Country: France  
 State/Region/Province: Occitanie  
 ZIP code: 34370  
 Posted: Jun 26, 2026

### Description:

A pleasant village offering a cafe, school, bakery, and local producers, ideally located just 5 minutes from Murviel-les-Beziers (all amenities), 8 minutes from Beziers, and 20 minutes from the beaches.

Charming detached villa offering 146 m2 of living space, comprising a spacious and exceptionally bright living area, a fully fitted kitchen, 4 bedrooms, and 3 bathrooms. Set on a beautifully maintained plot of 690 m2 featuring a heated swimming pool, as well as 2 verandas and a terrace. Situated in a peaceful environment with lovely walking routes nearby.

Ground = Entrance hall of 9.69 m2 with ample storage space + WC of 4 m2 with hand basin + exceptionally bright and spacious living room of 37.40 m2 (large sliding glass doors) featuring an insert fireplace + fully fitted open-plan kitchen of 12.63 m2 (wall and base units, electric hob, electric oven, extractor hood, dishwasher, sink) with direct access to a veranda + utility room of 5 m2 + bedroom of 16 m2 (with sliding glass doors opening onto the veranda) and its en-suite bathroom of 4 m2 (whirlpool bath with jets, WC, washbasin) + shower room of 5 m2 (Italian-style walk-in shower, double vanity unit, heated towel rail) + bedroom of 13.18 m2 (French doors opening onto a second veranda) + veranda of



approximately 20 m<sup>2</sup>.

1st = Landing of 2.16 m<sup>2</sup> + large and very bright bedroom of 20.51 m<sup>2</sup> + WC of 1.74 m<sup>2</sup> + bathroom of 5.17 m<sup>2</sup> (bath, vanity unit, heated towel rail) + bedroom of 9.18 m<sup>2</sup>.

Exterior = Plot of 690 m<sup>2</sup> + easy maintenance + saltwater shell swimming pool (6.5m x3.5m) with heat pump system + terrace + 2 verandas.

Additional features = Traditional construction + double glazing + wooden and electric shutters + tiled flooring + reversible air conditioning + insert fireplace + underfloor heating in the living areas + electric heating + parking space at the front of the property + estimated amount of annual energy consumption for standard use: between 1710 Euros and 2380 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of approximately 1800 Euros.

Price = 388.800 Euros (A delightful and peaceful property !)

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](http://georisques.gouv.fr)

Property Id : 86952

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

Property Lot Size: 690 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Reference: C388800E

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Swimming Pool

Terrace

With Land/Garden

## **Common**

Bedrooms: 4

Bathrooms: 3

Finished sq. ft.: 146 sq m

Lot Size: 690 sq m



## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Yes

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.655.305

