



Charming Detached Sunny South-Facing Villa With 3 Bedrooms, 2 Bathrooms And Independent Garage On A Private Landscaped Plot Of 805 M2 With Pool And Views



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 296,694.21

Location

Country: France
State/Region/Province: Occitanie
ZIP code: 34240
Posted: Aug 13, 2026

Description:

Pretty hamlet at 10 minutes from Lamalou les Bains (famous spa town with all amenities and golf court), with immediate access to the Orb valley (rafting, canyoning, kayak, climbing, cycling, hiking, :) but also 50 minutes to the beach and 40 minutes to Beziers .

Charming detached sunny south-facing villa, offering 110 m2 of living space including 3 bedrooms and 2 bathrooms on private landscaped plot of 805 m2 with pool and a detached garage (that could be converted into a gite). The property is sold completely equipped and furnished , ready to move into. Enjoy the beautiful views !

Ground = Entry onto hall + fully equipped kitchen of 12,60 m2 (upper and lower elements, hob, oven, new fridge) + dining room of 16 m2 with sliding aluminium doors giving onto the pool area + living room of 17 m2 with chimney + spare bedroom of 8 m2 + bedroom of 10 m2 with stunning views and shower room (basin, toilet) + master bedroom of 16 m2 with ensuite bathroom (bath, basin, shower, toilet).

Exterior = Pool of 7,5x3m with lovely stone slabbing + independent 16 m2 garage + barbecue + leafy



evergreen hedges for privacy + olive, almond, cherry, fig trees + lavender, rosemary, jasmine + lots of charm + ideal for indoor /outdoor living + annual property tax of 750 Euros.

Price = 255.000 Euros

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 : 90200

Property Size: 110 m2

Property Lot Size: 805 m2

Bedrooms: 3

Bathrooms: 2

Reference: TL255000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Common

Bedrooms: 3

Bathrooms: 2

Finished sq. ft.: 110 sq m

Lot Size: 805 sq m

Building details

Outdoor Amenities: Pool

Rental details

Furnished: Yes

Lease terms

Date Available:

Contact information



IMLIX

IMLIX Real Estate Marketplace
<https://www.imlix.com/>

IMLIX ID:

IX8.820.346

