



A Beautiful, High-Quality Villa With 160 M2 Of Living Space (2022), Set On A Carefully Landscaped Plot Of 580 M2 With A 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 697,173.22

Location

Country: France
State/Region/Province: Occitanie
ZIP code: 34480
Posted: Aug 21, 2026
Description:

In a Circulade village with all amenities, bar, grocery, bakery, news agent, restaurants and a school, 20 minutes from Beziers and 25 minutes from the beaches and Pezenas.

A beautiful, high-quality villa with 160 m2 of living space (2022), offering 5 bedrooms and 2 bathrooms, set on a 580 m2 plot that has been tastefully landscaped in a minimalist, contemporary style. You'll enjoy a magnificent outdoor area with a lovely swimming pool, ideal for swimming and doing proper lengths. Situated in a vibrant village with a full range of shops and amenities, this property enjoys a prime location within a small, particularly quiet residential neighbourhood, guaranteeing peace and a high quality of life.

Ground = Entrance into a 63.2 m2 living room/fitted kitchen (wall and base units, hob, electric oven, extractor hood, dishwasher, sink) with access to the garden and terrace + 4.1 m2 hall + WC + 10.7 m2 ensuite bedroom with a 9.6 m2 bathroom (walk-in shower, 2 washbasins, bath, WC) + 11.08 m2 bedroom + 42 m2 garage.

1st = Hall (6 m2) + bedroom (13.2 m2) with access to a separate walk-in wardrobe (6.6 m2) + 2



bedrooms (12 m2 and 13.3 m2) + shower room (4.9 m2) (shower, washbasin) + WC.

Outside = Superb landscaped plot of 580 m2 comprising a swimming pool (9x3m, salt-water) + shaded terrace + large parking area in front of the house (for 3 to 4 vehicles) + potential for a vegetable patch.

Miscellaneous = Airzone ducted reversible air conditioning + property tax of 1800 Euros + estimated amount of annual energy consumption for standard use: between 480 Euros and 680 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions)
+ no renovation work required + built with high-quality materials + home available spring 2027.

Price = 599.200 Euros (Elegance and comfort)

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 : 90681

Property Size: 160 m2

Property Lot Size: 580 m2

Bedrooms: 5

Bathrooms: 2

Reference: S629000EE

Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Common

Bedrooms: 5

Bathrooms: 2

Finished sq. ft.: 160 sq m

Lot Size: 580 sq m

Room details

Indoor Features: Fitted kitchen



Building details

Outdoor Amenities:

Pool

Lease terms

Date Available:

Contact information

IMLIX ID:

IX8.845.681

