



## 6 room, 121m2 Villa for sale in Meze - 345 000 € \*



### Informações do Revendedor

Name:	Patrick Gibbins
Nome da Empresa:	Artaxa Immo Sarl
País:	França
Experience since:	2008
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telephone:	
Languages:	French
Website:	

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 345,000

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Meze
CEP:	34140
Adicionado:	20/04/2026

Informação adicional:

Villa with garden, close to the beach - strong potential - Meze

Located in a quiet residential area of the charming town of Meze, close to the Thau Lagoon and local amenities, this independent villa of approximately 120 m2 of living space sits on a 404 m2 plot and offers excellent renovation potential.

The house is arranged over two levels that can easily be used together or separately.

On the ground floor, currently set up as a self-contained apartment:

two bedrooms

a kitchen

a bathroom



a separate toilet

This space needs refreshing and modernisation, with single-glazed windows and wooden shutters, but it offers a great base to create an independent unit, rental accommodation, or a family apartment.

The ground floor also includes a large garage of approximately 40 m<sup>2</sup>, ideal for parking, a workshop, or storage.

On the first floor, the main living area offers:

three bedrooms

a separate kitchen

a bright living room of over 25 m<sup>2</sup>

a bathroom with toilet

The kitchen and living room open onto a continuous balcony, large enough to place a small table and enjoy the outdoors.

This floor benefits from more recent features:

double glazing

electric roller shutters

mosquito screens

reversible air conditioning

The original heating system (previously oil-fired boiler) has been retained, making it easy to install a heat pump using the existing network.

The house is sound and well maintained, with no major structural work required.

Some improvements have already been made:

updated electrical panel and installation

recent water heater (2022)

Outside, the garden provides a pleasant space around the house. The property also benefits from a private borehole supplying the house, offering the choice between mains water and well water—a real advantage for irrigation and consumption.



An ideal property for a family home, rental project, or holiday residence, offering numerous development possibilities in a sought-after area of Meze.

Don't miss this opportunity - contact ARTAXA: +33 4 67 28 20 35 - [info@artaxa.com](mailto:info@artaxa.com)

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.

## Comum

Quartos de dormir:	5
Pés quadrados acabados:	121 m <sup>2</sup>
Tamanho do lote:	404 m <sup>2</sup>

## Room details

Total rooms:	6
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## Utility details

Heating:	Sim
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.389.191

