



## A Beautiful Spacious Villa With 180 M2 Of Living Space, Set On 625 M2 Of Land Featuring A Swimming Pool And Superb Views.



### Informações do Revendedor

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Name:             | Freddy Rueda                                                                |
| Nome da           | Freddy Rueda Sarl                                                           |
| Empresa:          |                                                                             |
| País:             | França                                                                      |
| Experience since: |                                                                             |
| Tipo de Serviço:  | Selling a Property                                                          |
| Specialties:      |                                                                             |
| Property Type:    | Apartments, Houses                                                          |
| Telephone:        | +33 (467) 363-428                                                           |
| Languages:        | English, French                                                             |
| Website:          | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Detalhes do anúncio

|               |                |
|---------------|----------------|
| Imóveis para: | Venda          |
| Preço:        | USD 510,779.44 |

### Localização

|                        |            |
|------------------------|------------|
| Country:               | França     |
| State/Region/Province: | Occitanie  |
| CEP:                   | 34490      |
| Adicionado:            | 20/08/2026 |

### Informação adicional:

A charming village with all amenities, 10 minutes from Beziers, 10 minutes from the river Orb, 15 minutes from the Canal du Midi and 25 minutes from the beaches.

A beautiful spacious four-sided villa, set on a enclosed and attractively landscaped plot of 625 m2, featuring a lovely swimming pool and offering superb unobstructed views of the surrounding countryside. The property offers approximately 180 m2 of living space, comprising a main house of 117 m2 with, notably, two en-suite bedrooms, as well as a pleasant 30 m2 veranda. It also features a separate 46 m2 flat, comprising one en-suite bedroom, ideal for hosting family and friends or for potential rental income. The living area also benefits from these magnificent views, creating a lovely sense of space and light. Situated on the outskirts of the village, in a quiet residential neighbourhood, the property is just a few minutes' walk from all shops and amenities.

Ground = 60 m2 living room/fitted kitchen (wall and base units, sink, hob, electric oven, extractor hood, fridge, dishwasher) with a built-in fireplace + 30 m2 conservatory + terrace and access to the swimming



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pool.

Half-storey above = 5 m2 hall + 30 m2 en-suite bedroom (bath, washbasin, walk-in shower) + 21 m2 en-suite bedroom (walk-in shower, washbasin) + WC.

Flat (half a storey below) = 26 m2 living room with kitchen (sink, fridge, freezer, gas hob, extractor hood, base units) + 20 m2 en-suite bedroom (shower, washbasin) + toilet.

Outside = Enclosed, landscaped grounds with a in-ground swimming pool (8x4m, chlorinated) + tiled terrace with superb unobstructed views + garden shed + lovely terrace under a pergola and growing vine (producing 60 litres of wine!) + small vegetable patch.

Miscellaneous = Reversible air conditioning + electric heating + electric roller shutters and wooden shutters + high-quality finishes + west facing + estimated amount of annual energy consumption for standard use: between 1300 Euros and 1830 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 1950 Euros + built in 1988 and renovated 10-15 years ago.

Price = 439.000 Euros (Superb location with breath-taking views!)

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

Property Id : 90536

Property Size: 180 m2

Property Lot Size: 625 m2

Bedrooms: 3

Bathrooms: 3

Reference: TM439000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Comum



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|                         |                    |
|-------------------------|--------------------|
| Quartos de dormir:      | 3                  |
| Banheiro:               | 3                  |
| Pés quadrados acabados: | 180 m <sup>2</sup> |
| Tamanho do lote:        | 625 m <sup>2</sup> |

## Room details

|                  |                |
|------------------|----------------|
| Indoor Features: | Fitted kitchen |
|------------------|----------------|

## Utility details

|          |     |
|----------|-----|
| Heating: | Sim |
|----------|-----|

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

|                 |  |
|-----------------|--|
| Date Available: |  |
|-----------------|--|

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.845.680 |
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