



A Villa Built In 2005, In Perfect Condition, With 5 Bedrooms, 2 Bathrooms And A Garage On A Landscaped 681 M2 Plot With Heated Swimming Pool And Petanque Court.



Информация об агенте

Название:	Freddy Rueda
Название компании:	Freddy Rueda Sarl
Страна:	Франция
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (467) 363-428
Languages:	English, French
Веб-сайт:	https://realestateoccitane.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 472,411.47

Местоположение

Страна:	Франция
Область:	Occitanie
Почтовый индекс:	34460
Добавлено:	14.09.2026

Описание:

A highly sought-after and picturesque riverside village nestled in the heart of the Orb Valley, offering a full range of amenities (bars, restaurants, bakeries, butcher's, pharmacy, schools, supermarket, :). Ideally located just 10 minutes from Saint-Chinian, 25 minutes from Beziers and 35 minutes from the Mediterranean beaches.

A villa built in 2005, in perfect condition, offering 152 m2 of living space, comprising a bright and spacious living area with a fully fitted open-plan kitchen, 5 bedrooms (including a master suite), 2 bathrooms, and a garage The property is set within an attractive, landscaped 681 m2 plot featuring a heated swimming pool, a large terrace, a pergola and a petanque court ! Situated in a peaceful residential development, enjoying lovely views and just a few metres from the river !

Ground = Large, bright 62 m2 living area with a fully fitted open-plan kitchen (upper and lower units, fridge, microwave, dishwasher, electric oven, induction hob, extractor hood), featuring a magnificent



cathedral ceiling rising to over 4m in height + 8 m2 hallway + 12.97 m2 bedroom (built-in wardrobes and French doors opening onto the terrace) + 12.08 m2 bedroom (built-in wardrobes) + 11.93 m2 bedroom (built-in wardrobes) + 10 m2 bathroom (bath, WC, vanity unit, walk-in shower) + 20 m2 master suite comprising a bedroom (French doors providing access to the terrace) and an adjoining en-suite shower room (walk-in shower, WC, vanity unit, heated towel rail) + 22 m2 garage with electric door and sink + 0.80 m2 WC.

1st = 15.74 m2 bedroom (or home office).

Outside = Attractive landscaped and tree-lined 681 m2 plot + covered parking space to the front of the property + petanque court + heated 9.5 × 4m shell swimming pool (chlorinated) with a large terrace + terrace and pergola of approximately 35 m2.

Additional features = Ducted reversible air conditioning + tiled flooring in the living areas and wooden flooring in the bedrooms + double glazing + electric roller shutters and wooden shutters + ceiling fan + connected to mains drainage + furniture negotiable + no works required + estimated amount of annual energy consumption for standard use: between 1550 Euros and 2096 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 1300 Euros.

Price = 420.120 Euros (A truly delightful property, just a few metres from the river !)

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 : 91143

Property Size: 152 m2

Property Lot Size: 681 m2

Bedrooms: 5

Bathrooms: 2

Reference: C420120EE

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden



Общие

Спальни:	5
Ванные комнаты:	2
Готовые кв.м.:	152 кв м
Площадь участка:	681 кв м

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID: IX8.977.887

