



## New Build Single Storey Villa with Garden



### Emlakçı Bilgisi

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Experience since:	
Hizmet tipi:	Selling a Property
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 392,883.81

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Colombiers
Posta kodu:	34440
Yayınlandı:	20.02.2026

### Açıklama:

Recent single storey villa (from 2023, 3 faces) with 115 m2 of living space offering 3 bedrooms (one is a master), 2 bath/shower rooms, a large and luminous living space with an open kitchen, a utility room, plus a garage, on a 402 m2 plot which can receive a pool. In a quiet estate, on the edge of the Canal du Midi.

- Location: Pleasant village with all shops passing by the Canan du Midi, located at 25 minutes from Beziers, Narbonne and the beach.

- Ground floor: Entrance on bright living room of 52.27 m2 with large windows and open equipped kitchen (lower units, electric oven and micro waves, dish washer, sink, induction hob, hood), corridor of 4.98 m2, bedroom of 11.10 m2, bedroom of 11.10 m2, WC of 1.83 m2, bathroom of 4.16 m2 (double basin unit, towel dryer, bath), master bedroom of 25.33 m2 with bedroom of 15.02 m2 and en suite shower room of 4.16 m2 (basin unit, large italian walk-in shower) plus a dressing room of 6.15 m2, utility room (next to the kitchen) of 4.69 m2, garage of 15.15 m2 (fully tiled floor, insulated and electric gate).

- Exterior: Plot of 402 m2 which can receive a small pool on the front side and with a large terrace in front of the house (south facing).

- Extras: Built in 2023 (latest standards), double glazing, centralised electric roller shutters, reversible air



conditioning, thermodynamic boiler, main sewage, on the edge of the Canal du Midi, superb location.

Very pleasant.

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.

#### Other Features

Property Size: 115 m<sup>2</sup>

Property Lot Size: 402 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Immediately Habitable

Latest properties

Near the coast

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

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## Genel Bilgiler

Yatak odası:	3
Banyo:	2
Arazi Büyüklüğü:	402 m2

## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.199.177

