



## Detached Villa with Pool And Independent Guest House



### Emlakçı Bilgisi

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Hizmet tipi:	Selling a Property
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### İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 1,140,630.43

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Murviel-les-Beziers
Posta kodu:	34490
Yayınlandı:	20.04.2026

### Açıklama:

Set in a true haven of peace, surrounded by olive trees and mediterranean scrubland, this superb villa (in perfect condition, built in 1996) with a living area of 172 m2 offers a bright and spacious living area with a fully equipped open-plan kitchen, a large mezzanine space, a utility room, 3 bedrooms (including a master suite), a bathroom, as well as a double garage. In addition, there is a fully independent and totally equipped guest house offering 50 m2, ideal for seasonal rental or for hosting guests. All set on a magnificent landscaped plot of 4782 m2 (with further building potential), where peace and serenity prevail.

About hundred olive trees enhance the tranquil atmosphere and offer the opportunity to produce your own olive oil. Several fruit trees, a private pool area with views, barbecue, and a bread/pizza oven make it ideal for entertaining guests.

A true haven of peace at just a few minutes walk from all amenities.

- Location: A vibrant village with all amenities (cafes, restaurants, supermarkets, bakeries, butcher's shops, etc.), located 15 minutes from Beziers, and 25 minutes from the beaches.

MAIN HOUSE (172 m2):



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- Ground floor: Entrance hall of 6.75 m<sup>2</sup>, utility room of 6.50 m<sup>2</sup>, double garage of 30 m<sup>2</sup>, large living area of 80 m<sup>2</sup> comprising a fully equipped open-plan kitchen (central island, electric oven, microwave, integrated dishwasher, American-style fridge, gas cooker, double sink, extractor hood, cupboards), a lounge area, and a dining room with a fireplace insert, all opening onto large sliding glass doors, corridor of 7 m<sup>2</sup>, WC of 1.40 m<sup>2</sup>, master suite of 14.07 m<sup>2</sup> with a window overlooking the terrace and a dressing area of 6.05 m<sup>2</sup> (access to the bathroom), bedroom of 14 m<sup>2</sup> (built-in wardrobes), bedroom of 11.11 m<sup>2</sup> (built-in wardrobes), bathroom of 11.06 m<sup>2</sup> (walk-in shower, WC, bathtub, vanity unit).

- 1st floor: Large mezzanine space of 25 m<sup>2</sup> which can be used as an office or an additional bedroom.

**GUEST GITE:** Independent and fully equipped guest house (50 m<sup>2</sup>)

- Ground: Living/sleeping area of 28.08 m<sup>2</sup> (large sliding glass doors opening onto the pool area), shower room of 9.36 m<sup>2</sup> (shower, WC, washbasin, cupboards), fully equipped kitchen of 12.60 m<sup>2</sup> (electric oven, microwave, ceramic hob, dishwasher, fridge, sink).

- Exterior: Approximately one hundred olive trees lining the garden, offering serenity and the possibility to produce your own olive oil, large solid-built swimming pool of 9.5m x 5m (chlorine-treated) with bar/barbecue/bread & pizza oven area, perfect for entertaining guests, several fruit trees, further building potential.

- Additional features: Built in 1996, fireplace insert, electric underfloor heating in the living area, reversible air conditioning, double glazing, electric roller shutters, tiled flooring, possibility to purchase furnished, septic tank, estimated amount of annual energy consumption for standard use: between 1980 Euros and 2740 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions), annual property tax of 2463 Euros.

A true haven of peace !

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: 222 m<sup>2</sup>

Property Lot Size: 4,782 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

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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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

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For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)



## Genel Bilgiler

Yatak odası:	4
Banyo:	2
Arazi Büyüklüğü:	4782 m2

## Utility details

Heating:	Evet
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## Building details

Outdoor Amenities:	Pool
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## Rental details

Furnished:	Evet
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.388.809

