

Mediterranean villa with pool and garden – Peaceful living in sunny Cébazan



INFORMATION

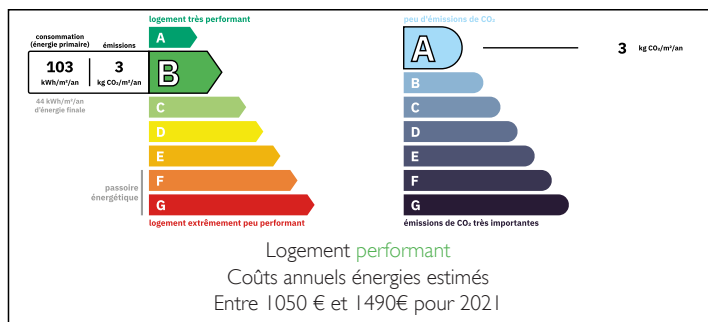
Town:	Cébazan
Department:	Hérault
Bed:	4
Bath:	1
Floor:	130 m ²
Plot Size:	1000 m ²



IN BRIEF

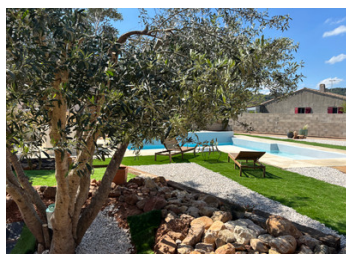
In a peaceful setting in Cébazan, a charming winegrowing village in the south of France, this 130 m² villa offers an ideal living environment. Surrounded by a 1000 m² Mediterranean garden with a swimming pool, shaded terrace and lush vegetation, it combines comfort, space and tranquility. With its 4 bedrooms, spacious and bright living area, and quality features (air conditioning, double glazing, garage, summer kitchen), it is perfect as a primary residence or a holiday home, just 25 minutes from Béziers and 35 minutes from Narbonne. the house is sold with furnished.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Located in the charming wine village of Cébazan, this beautiful villa offers 130 m² of living space and sits on a fully landscaped 1000 m² plot featuring a swimming pool, olive trees and palm trees – ideal for a permanent home or a holiday retreat in the south of France.

- Bright open-plan living/dining area
- 4 spacious bedrooms
- 1 bathroom
- Reversible air conditioning, double glazing
- Garage, secure parking
- Private, low-maintenance garden with no overlooking neighbours

Outdoors, enjoy a shaded terrace, traditional pool with waterfall, Mediterranean plants and a tranquil setting to unwind under the Languedoc sun.

Cébazan is a peaceful wine-growing village close to Saint-Chinian and Béziers, with local shops, hiking trails, and easy access to both the mountains and the Mediterranean coast. All you have to do is put down your suitcases, the house is sold furnished.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES