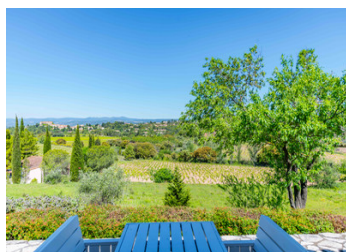


A Villa Retreat in the Heart of the South of France with a Heated Pool in a Peaceful Mediterranean Setting



INFORMATION

Town:	Oupia
Department:	Hérault
Bed:	4
Bath:	2
Floor:	151 m2
Plot Size:	1750 m2



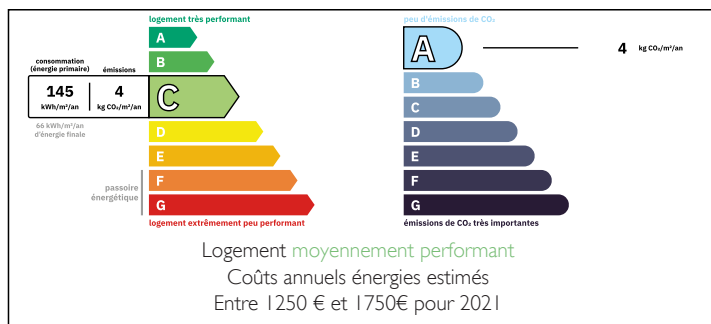
IN BRIEF

Discover this elegant 182 m² Mediterranean villa set on 1,750 m² of landscaped gardens in a peaceful village near Narbonne and Béziers. Built in 2009, the home offers a bright living room with wood stove, a semi-open kitchen, ground-floor master suite, and three upstairs bedrooms. Enjoy seamless indoor-outdoor living with multiple terraces, a heated 9x4m pool, and a fully equipped pool house. The lush garden features a pétanque court, play area, and automatic irrigation. Comfort is ensured with electric heating, high-speed internet, double glazing, and smart hot water system.

Ideally located near beaches, airports, and cultural landmarks, this property suits families, holidaymakers, or investors—with seasonal rental income potential of over €20,000/year. Furniture is negotiable. A true blend of

French charm and modern ease—ready to enjoy.

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

A Mediterranean Retreat with Timeless Appeal

Tucked away in a tranquil village surrounded by vineyards and gentle hills, this elegant villa offers the perfect blend of French country living and modern comfort. Set within a beautifully landscaped garden of 1,750 m², the property exudes peace and privacy—yet it's just a short drive from charming villages, bustling towns, golden beaches, and even international airports.

From the moment you arrive, a sense of calm and space greets you. The driveway accommodates at least four vehicles, alongside a double garage with electric gates. Built in 2009, this 182 m² villa offers generous, light-filled interiors and is designed for effortless indoor-outdoor living—true to the spirit of the South of France.

LOCAL TAXES

Taxe foncière: 1099 EUR

NOTES

On the Ground Floor

A welcoming entrance hall (14 m²) leads into the spacious living room (47 m²), where large windows and sliding doors open to both front and rear terraces and the lush garden. Here, you'll enjoy long summer evenings under the stars or cozy winter nights by the wood stove.

The semi-open kitchen (14 m²), recently fitted, flows naturally into the living space and out to the terrace—ideal for hosting meals with family and friends. On this level, you'll also find the master suite: a generous bedroom (15 m²) with an en-suite bathroom (8 m²) featuring a walk-in shower, double sinks, and a toilet. A separate guest WC and large built-in closet complete the floor.

Upstairs

The upper level offers three more bright and spacious bedrooms (15, 15, and 12 m²) and a...