



IMLIX

سوق العقارات IMLIX
https://www.imlix.com/ar/

Pleasant Villa With 153 M2 Plus Independent Gite On A 1920 M2 Plot With Pool And Stunning Views

معلومات الوكيل

Freddy Rueda	اسم:
Freddy Rueda Sarl	اسم الشركة:
France	بلد:
	Experience since:
Selling a Property	نوع الخدمة:
	Specialties:
Apartments, Houses	Property Type:
+33 (467) 363-428	هاتف:
English, French	Languages:
https://realestateoccitane.com	موقع الكتروني:



تفاصيل الاعلان

تخفيض السعر
USD 493,260.9

عقار لل:
السعر:

موقع
بلد:

France
Occitanie
Bédarieux
34600
05/03/2024

الدولة / المنطقة / المحافظة:

مدينة:

الرمز البريدي:

نشر:

وصف:

Small village in the heart of the natural park of Languedoc located at 9 minutes from Herepian (village with all shops), 15 minutes from Bedarieux and 45 minutes from the beach !

Pleasant villa with a living space of 153 m2 offering a nice living area with a spacious mezzanine, 3 bedrooms (one master), a kitchen, 2 bath/shower rooms, a veranda, with a basement of more than 200 m2 (garage, workshop, game room:), as well as an independent guest house of about 20 m2, on a beautiful land of 1920 m2 in a peaceful location with a private pool and summer kitchen, several terraces, a bassin with fishes and stunning views ! Superb !

Main house

Basement = Spacious basement on more than 200 m2 offering several rooms : room 14.62 m2 + room of 6.66 m2 + game room of 45 m2 + room of 30 m2 + workshop of 49 m2 + boiler room of 7 m2 + shower room of 3 m2 (WC, shower, basin) + large garage of 40 m2.

Ground = Some steps leading to veranda + veranda of 17.67 m2 + laundry room of 6.80 m2 (sink and access to the basement) + entrance on a corridor of 6 m2 (cupboards and access to the garden with french window) + spacious living room of 40 m2 with mezzanine of 20 m2 (several french windows leading on



terraces) + separate kitchen of 11.02 m² (lower and higher units, double sink, small dish washer, piano gas hob, american fridge, french window on garden) + hall of 6 m² + bedroom of 11.01 m² (built in cupboard) + bathroom of 6.63 m² (double basin unit, shower, bath, towel dryer) + bedroom of 11.35 m² (built in cupboard and french windows on garden) + WC of 1.60 m² + master bedroom of 20 m² with built in cupboards and an en suite shower room (shower, basin unit, WC).

1st = Mezzanine of 20 m² in the living room.

Independent guest house

Ground = Small lounge + equipped kitchen (lower units, electric hob, washing machine, small fridge, sink) + bedroom area with en suite shower room (shower, basin unit, WC) + terrace in front with barbecue.

Exterior = A pleasant land of 1920 m² with a private pool area (chlory pool, 10x5m) with a covered summer kitchen + automatic watering garden system + nice bassin with fishes + carport for 2 cars + long central alley.

Extras = Underfloor heating + wood burning stove + double glazing + wooden roller shutters + electric gate + main sewage + roof in perfect condition + annual land tax of 1500 € + estimated amount of annual energy consumption for standard use: between 960 € and 1370 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + fiber + possibility for seasonal rental.

Price = 453.600 € (Very pleasant ! Ideal as a family home or for seasonal rental !)

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 Geo risks website: georisques.gouv.fr

Property Id : 49182

Property Size: 173 m²

Property Lot Size: 1,920 m²

Bedrooms: 3

Bathrooms: 2

Reference: PB453600E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden



IMLIX

سوق العقارات IMLIX
<https://www.imlix.com/ar/>

مشارك

غرف نوم:

3

الحمامات:

2

Utility details

Heating:

نعم فعلا

Building details

Outdoor Amenities:

Pool

Lease terms

Date Available:

Contact information

IMLIX ID:

IX5.543.545

