



## Traditional And Welcoming Villa With 110 M2 Living Space On 1565 M2 Of Land With Pool.



### Agenten-Info

|                         |                                                                             |
|-------------------------|-----------------------------------------------------------------------------|
| Name:                   | Freddy Rueda                                                                |
| Name der Firma:         | Freddy Rueda Sarl                                                           |
| Land:                   | Frankreich                                                                  |
| Erfahrung seit:         |                                                                             |
| Art der Dienstleistung: | Immobilien verkaufen                                                        |
| Spezialgebiete:         |                                                                             |
| Art der Immobilie:      | Wohnungen, Häuser                                                           |
| Telefon:                | +33 (467) 363-428                                                           |
| Sprachen:               | English, French                                                             |
| Webseite:               | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Anzeigen-Details

|                |             |
|----------------|-------------|
| Immobilie für: | Kaufen      |
| Preis:         | EUR 395,000 |

#### Standort

|                       |            |
|-----------------------|------------|
| Land:                 | Frankreich |
| Staat/Region/Provinz: | Occitanie  |
| Stadt:                | Laurens    |
| Postleitzahl:         | 34480      |
| Veröffentlicht:       | 05.10.2023 |

#### Beschreibung:

Village with all shops, schools and restaurants in a quiet location 20 minutes from Beziers and Pezenas, 25 minutes from the beach.

Welcoming and spotless single storey villa, of traditional construction, recently updated with lots of charm and taste, located on a private 1565 m2 nicely landscaped plot, offering about 110 m2 of living space including 4 bedrooms and 2 bathrooms plus a garage. The home is located 10 minutes walk from all amenities in a quiet street.

Interior = Garage of 15 m2 + living room/equipped kitchen of 40 m2 (upper and lower units, induction hob, extractor fan, sink, electrical oven, micro-wave, fridge, dishwasher) + hall of 5 m2 + 3 bedrooms of 9.5 m2, 13 m2 and 13 m2 + washroom of 5.5 m2 (shower, washbasin, wc) + washroom of 4 m2 (shower, washbasin, WC, laundry area) + bedroom of 11 m2 + WC.

Exterior = Porch for one car + fully enclosed garden + heated pool (10x4m, 1,45m deep) + access by nice alleyway + well with pumping system.



Sundry = Reversible air conditioning + electrical heating + estimated amount of annual energy consumption for standard use: between 1015 Euros and 1373 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 1027 Euros + single glazed windows in very good condition + wooden shutters + possibility to negotiate some furniture.

Price = 395.000 Euros (Good location, super charming !)

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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 63474  
Property Size: 110 m<sup>2</sup>  
Property Lot Size: 1,565 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 2  
Reference: LR450000E

## Other Features

Immediately Habitable  
Outside space  
Private parking/Garage  
Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

Zustand: Sehr gut

## Allgemein

|                          |                     |
|--------------------------|---------------------|
| Schlafzimmer:            | 4                   |
| Badezimmer:              | 2                   |
| Fertige m <sup>2</sup> : | 110 m <sup>2</sup>  |
| Grundstücksgröße:        | 1565 m <sup>2</sup> |

## Versorgungsdetails

Heizung: Ja

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen



# IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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Verfügbar ab:

## **Kontaktinformation**

IMLIX ID:

IX4.983.543

