



## Pretty Single Storey Villa with Above Ground Pool



### Agenten-Info

|                         |                                                               |
|-------------------------|---------------------------------------------------------------|
| Name:                   | David Evans                                                   |
| Name der Firma:         | Cle France Ltd                                                |
| Land:                   | Vereinigtes Königreich                                        |
| Erfahrung seit:         |                                                               |
| Art der Dienstleistung: | Immobilien verkaufen                                          |
| Spezialgebiete:         |                                                               |
| Art der Immobilie:      | Wohnungen, Häuser                                             |
| Telefon:                | +44 (1440) 820-358                                            |
| Sprachen:               | English, French                                               |
| Webseite:               | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Anzeigen-Details

|                |                |
|----------------|----------------|
| Immobilie für: | Kaufen         |
| Preis:         | USD 396,742.69 |

### Standort

|                       |            |
|-----------------------|------------|
| Land:                 | Frankreich |
| Staat/Region/Provinz: | Occitanie  |
| Stadt:                | Magalas    |
| Postleitzahl:         | 34480      |
| Veröffentlicht:       | 18.12.2023 |

### Beschreibung:

Very pretty single storey villa with 135 m2 of living space, in a lovely calm village surrounded by vineyards, offering 4 bedrooms and 2 bathrooms, on a enclosed plot of 440 m2 easy to maintain and with lovely views. Private and sunny, built in 2012. Car parking space inside and in front of the house.

- Location: Picturesque village with mobile shopping trucks and 5 minutes from Laurens (all shops and restaurants), 25 minutes to Beziers and the motorways, and 30 minutes from the beach.

- Interior: Direct entrance onto the living room/equipped kitchen of 50 m2 (upper and lower units, hob, extractor, dishwasher, oven), en suite bedroom of 14 m2 with shower room of 12 m2 (italian walk-in shower, 2 washbasins, WC), hall of 6.2 m2, WC, 3 bedrooms of 11.1 m2, 11.5 m2 and 14 m2 plus dressing room of 5 m2.

- Exterior: Front garden with lovely views and olive trees, back garden with above ground pool (7x4m, chlorine) and car access.

- Extras: Annual land tax of 870 Euro, centralised reversible air conditioning and fireplace, estimated



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amount of annual energy consumption for standard use: between 840 Euro and 1136 Euro per year.  
Average energy prices indexed on 1st January 2021 (including subscriptions), facade to foresee (between 8000 and 10,000 Euro).

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

Bedrooms: 4

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

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).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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

## Allgemein

|                   |                    |
|-------------------|--------------------|
| Schlafzimmer:     | 4                  |
| Badezimmer:       | 2                  |
| Grundstücksgröße: | 440 m <sup>2</sup> |

## Gebäudedetails

|                    |      |
|--------------------|------|
| Außen-Ausstattung: | Pool |
|--------------------|------|

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

|           |             |
|-----------|-------------|
| IMLIX ID: | IX5.255.288 |
|-----------|-------------|

