



A Beautiful High-Quality Villa With 143 M2 Of Living Space, Plus A Semi-Finished Basement Of 100 M2, Set On 1300 M2 Of Land With A Swimming Pool And Superb Unobstructed Views.



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:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 495,000

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Laurens
Postleitzahl:	34480
Veröffentlicht:	15.09.2026

Beschreibung:

Village with all the amenities, a school, a bar, restaurants, a grocery shop, a bakery and a newsagent, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.

A beautiful, high-quality villa built in 1999, offering approximately 143 m2 of living space on one level, with 4 bedrooms, as well as a semi- converted basement of approximately 100 m2 offering plenty of potential. Set on a lovely 1300 m2 plot, the property features a swimming pool and superb unobstructed views of the surrounding area. Situated in a quiet and sought-after residential neighbourhood, with no direct neighbours opposite, it offers a pleasant and unspoilt living environment, whilst being just a few minutes' walk from local shops.

Basement = 100 m2 semi-converted : 2 bedrooms + shower room (shower, washbasin, WC) + utility



room/pantry and workshop/garage area.

Ground = 15 m2 entrance hall + 50 m2 living/dining room with pellet stove and access to a terrace + 15 m2 kitchen (base units, dishwasher, sink, induction hobs, electric oven, extractor hood) + 2 m2 hallway with large fitted wardrobes + 3 bedrooms of 14 m2, 13 m2 and 10 m2 with fitted wardrobes + 8 m2 study + 4 m2 shower room (shower, washbasin, WC) + 10 m2 shower room (walk-in shower, 2 washbasins, WC).

Outside = Swimming pool (10x4m, chlorinated, secured with a retractable cover) + superb terrace with unobstructed views + 4 olive trees + fig tree + parking area (8-10 cars).

Miscellaneous = Ducted reversible air conditioning + property tax of 1980 Euros + estimated amount of annual energy consumption for standard use: between 841 Euros and 1138 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + mains drainage + electric gates + photovoltaic panels for self-consumption + electric roller shutters (solar-powered) + views.

Price = 495.000 Euros (High-quality build, good location with views)

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 : 91316

Property Size: 143 m2

Property Lot Size: 1,300 m2

Bedrooms: 4

Bathrooms: 3

Reference: SL495000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Allgemein

Schlafzimmer: 4

Badezimmer: 3



Fertige m ² :	143 m ²
Grundstücksgröße:	1300 m ²

Gebäudedetails

Außen-Ausstattung:	Pool
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX8.977.889
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