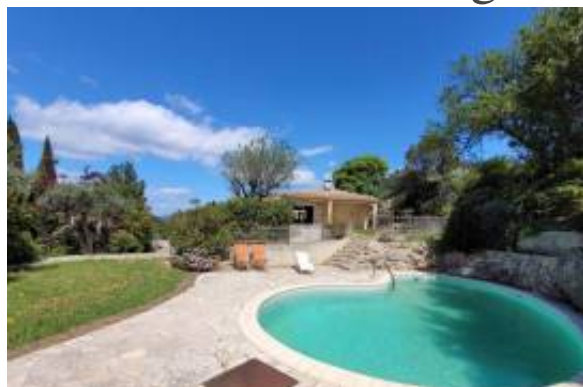




## Beautiful Villa With 155 M2 Living Space On 2780 M2 Of Land With Swimming Pool And Lovely Views.



### Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
Όνομα εταιρείας:	Freddy Rueda Sarl
Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Site:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 571,106.65

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Laurens
Ταχυδρομικός κωδικός:	34480
Δημοσιεύθηκε:	25/04/2025

### Περιγραφή:

Large, dynamic village with schools, restaurants and cafes, supermarkets, medical centre, : 20 minutes from Beziers, 20 minutes from Pezenas and 25 minutes from the beaches.

Situated in a dynamic village, this house built in 1997 offers a very pleasant living environment with comfort, space and beautiful views. With 155 m2 of living space including 5 bedrooms and 2 bathrooms, it sits on 2780 m2 of beautifully landscaped grounds with a bean-shaped swimming pool, perfect for relaxing in summer. The impressively large 160 m2 basement opens up a host of possibilities: recording studio, gym, home cinema or professional space: It's up to you to imagine your project in this space full of potential.

Courtyard level = 77 m2 garage + 3 rooms (53 m2, 16 m2 and 11.5 m2) + 2 bedrooms (11 m2 and 12 m2) + 3.6 m2 shower room (shower, WC, washbasin).

Garden level = 6 m2 entrance hall + 56 m2 living room + 10 m2 fitted kitchen (wall and floor units, oven, hob, fridge, dishwasher) + 2 bedrooms of 9 m2 and 9.5 m2 with built-in closets + 6 m2 bathroom



(shower, bath, washbasin) + WC + 10.3 m2 en suite bedroom with 2 m2 shower room (Italian shower, washbasin) and 4.8 m2 dressing room.

Exterior = Bean-shaped swimming pool (8×4.5 m) with attractive, easy-to-maintain surrounding garden + attractive 50 m2 terrace + parking space in front of the house + lovely interior courtyard.

Miscellaneous = Reversible air-conditioning + central vacuuming + estimated amount of annual energy consumption for standard use: between 1410 Euros and 1950 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax 3155 Euros + built in 1997.

Price = 485.000 Euros (Nice villa with potential !)

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](https://georisques.gouv.fr)

Property Id : 68086

Property Size: 155 m2

Property Lot Size: 2,780 m2

Bedrooms: 5

Bathrooms: 2

Reference: ML485000E

## Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Κοινά

Κρεβατοκάμαρες: 5

Μπάνια: 2

## Room details

Indoor Features: Fitted kitchen

## Building details

Outdoor Amenities: Pool



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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX6.887.633

