

# New Single Storey Villa With 105 M2 Of Living Space On A 352 M2 Plot.



## Information de l'agent

Nom: Freddy Rueda  
Nom de compagnie: Freddy Rueda Sarl  
Pays: France  
Experience since:  
Type de service: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Téléphone: +33 (467) 363-428  
Languages: English, French  
Site web: <https://realestateoccitani e.com>

## Détails de l'annonce

Propriété à: Vendre  
Prix: EUR 268,750

## Location

Pays: France  
État/Région/Province: Occitanie  
Indicatif régional: 34460  
Soumis: 06/03/2023  
Description:

Pretty village with cafe/restaurant, 5 minutes from Cessenon sur Orb, 25 minutes from Beziers and 30 minutes from the beach.

New single storey villa with 105 m2 of living space including 3 bedrooms and on a 352 m2 plot. In a quiet street of a small new residential area (6 houses). Reduced notary fees.

Interior = Living room/kitchen of 47 m2 + hall of 6.3 m2 + 3 bedrooms of 12.5 m2, 14.6 m2 and 11.7 m2 + laundry room of 4.9 m2 + washroom of 5.2 m2 + WC + garage of 19.7 m2.

Exterior = Plot of 352 m2 that could accept a small pool.

Extras = Centralised reversible air conditioning + estimated amount of annual energy consumption for standard use: between 330 Euros and 510 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax valued at about 900 Euros + reduced notary fees.

Price = 268.570 Euros (New and well located)

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

Property Id : 60094

Property Size: 105 m<sup>2</sup>

Property Lot Size: 352 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Reference: C283550E

### **Other Features**

Outside space

Private parking/Garage

Rental Potential

With Land/Garden

### **Commun**

Chambres: 3

Salle de bains: 1

Pied carré fini: 105 m<sup>2</sup>

Dimesions du lot: 352 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX4.695.538

