



Pretty Single Storey Villa With 135 M2 Of Living Space On 440² With Pool And Beautiful Views.



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://realestateoccitane.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 402,613.98

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Magalas
Indicatif régional:	34480
Soumis:	13/12/2023

Description:

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.

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.

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 Euros + centralised reversible air conditioning and fireplace + estimated amount of annual energy consumption for standard use: between 840 Euros and 1136 Euros per year.

Average energy prices indexed on 1st January 2021 (including subscriptions) + facade to foresee (between 8000 and 10 000 Euros).

Price = 343.440 Euros (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

Property Id : 46589

Property Size: 135 m²

Property Lot Size: 440 m²

Bedrooms: 4

Bathrooms: 2

Reference: CM343440E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

With Land/Garden

Commun

Chambres: 4

Salle de bains: 2

Pied carré fini: 135 m²

Dimesions du lot: 440 m²

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.255.142



IMLIX

Marché immobilier IMLIX

<https://www.imlix.com/fr/>

