



## Pretty Single Storey Villa With 135 M2 Of Living Space On 440 <sup>2</sup> With Pool And Beautiful Views.



### Ügynök információ

Név:	Freddy Rueda
Cégnév:	Freddy Rueda Sarl
Ország:	France
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Weboldal:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 402,613.98

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Magalas
Irányítószám:	34480
Feladta:	2023. 12. 13.
Leírás:	

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

Property Id : 46589

Property Size: 135 m<sup>2</sup>

Property Lot Size: 440 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: CM343440E

## Other Features

Immediately Habitable

Outside space

Private parking/Garage

With Land/Garden

## Gyakori

Hálósobák: 4

Fürdőszobák: 2

Kész négyzetméter: 135 nm

Telekméret: 440 nm

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.255.142



# IMLIX

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

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