



## Superb Contemporary Villa With Indoor Pool And Sea View



### 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 1,153,327.87

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Béziers
Irányítószám:	34500
Feladta:	2024. 02. 15.
Leírás:	Charming village near Beziers and the beaches.

Superb contemporary villa with sea view offering about 220 m2 of living space composed of 3 beautiful suites with shower rooms, 3 garages, courtyard that can accommodate 8 cars (including two covered parking spaces), terrace and indoor pool on 1888 m2 with large wooded and landscaped garden.

Ground = Entrance of 12 m2 with cupboard + living room/kitchen of 60 m2 (oven, extractor, dishwasher, microwave, sink, american fridge) + rear kitchen of 9 m2 + living room of 34 m2 with cupboard and shower room (sink, toilet, shower, storage) + corridor of 9 m2 + WC of 2.50 m2 + suite of 16.50 m2 with cupboard and bathroom (sink, toilet, shower, storage) + suite of 19 m2 with cupboard and shower room (basin, WC, shower, cupboards) + indoor pool area of 132 m2 (swimming pool, jacuzzi, sauna).

1st = Office of 29 m2 with cupboard + suite of 32 m2 with cupboard and bathroom (bathtub, double basin, shower, storage, WC) and terrace of 17 m2.

Exterior = Terrace + 8 paved parking spaces + entrance porch of 5.50 m2 + 2 carports + large landscaped



garden with trees + 3 garages that can be converted (and can accommodate one car each) + bioclimatic pergola of 12 m2 + cellar of about 50 m2.

Extras = Annual property tax of 1800 euros + estimated amount of annual energy consumption for standard use: between 2300 € and 3180 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + reversible air conditioning + double glazing + mains drainage + chimney + water softener + water booster + automatic watering + alarm + heat pump + outdoor lighting + possibility of an expansion project (with plan and authorization).

Price = 1.060.000 € (Magnificent villa with sea 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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 48085

Property Size: 220 m2

Property Lot Size: 1,888 m2

Bedrooms: 3

Bathrooms: 3

Reference: 1210000E

## Other Features

Immediately Habitable

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Gyakori

Hálósobák: 3

Fürdőszobák: 3

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:



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## Contact information

IMLIX ID:

IX5.494.513

