Contemporary Single Storey Villa With Pool

Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 748,746.65

Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Bize-Minervois
Irányítószám:	11120
Feladta:	2024. 08. 26.

Leírás:

Superb contemporary single storey villa (built in 2020) 156 m2 of living space, offering 3 bedrooms (one is a master), a large living area of 70 m2 with an open full equipped kitchen, a laundry room, 2 bathrooms, a garage of 35 m2, on a 749 m2 land (easy to maintain) with a pool, a terrace of 60 m2 and a covered summer kitchen, fully equipped. High standing. Quiet place.

- Location: Pleasant village with several restaurants, located at 5 minutes from Bize-Minervois, 15 minutes from Capestang, 25 minutes from Narbonne and 35 minutes from the beach.

- Ground floor: Hall of 3.94 m2 with built in cupboards, WC of 3.40 m2 (wash hand basin unit and cupboards), spacious living room of 70 m2 with sliding french windows on terrace and superb fully equipped open kitchen (large central island, several storages, electric oven, induction hob, built-in dish washer, sink), fully equipped laundry room of 10.50 m2, garage of 35 m2 (electric gate and mezzanine of 10 m2 for office or storage), corridor of 7 m2, bedroom of 14.29 m2 (built-in cupboard), bedroom of 12.47 m2 (built-in cupboards), bathroom of 8 m2 (double basin unit, bath, italian walk-in shower, towel dryer), master bedroom of 27 m2 with windows on terrace, en suite shower room (basin unit, WC, italian walk-in shower, towel dryer) and dressing area.

- Exterior: A pleasant garden easy to maintain of 749 m2 with pool (south facing, chlorine pool, 7m x 4m), terrace of 60 m2 with a bioclimatic pergola and fully equipped summer kitchen (cupboard, fridge, electric hob, sink and plancha).

- Extras: Built in 2020, wood burning stove, reversible air conditioning, tiled floor, double glazing, electric roller shutters, visiophone, alarm system, centralised exterior connecting music system, thermodynamic boiler (very efficient), solar pannels (x8), softener water, annual land tax of 2250 Euro.

High quality.

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.

Other Features
Property Size: 156 m2
Property Lot Size: 749 m2
Bedrooms: 3
Bathrooms: 2
Immediately Habitable
Latest properties
Outside space
Prestige
Private parking/Garage
Rental Potential
Swimming Pool
Terrace
With Land/Garden

The department of Aude is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Herault departments.

French property buyers look in this region due to its numerous and varied landscapes as well as the rich cultural heritage, Aude has become an ever popular destination recently due to the gastronomy of the region, as well as its many festivals and dramatic scenery.

Carcassonne is the cultural heart of the Aude department, and all through the region you will find lovely properties either to live in or to use as holiday homes. Aude is an agricultural area dominated by wine-growing in the east and the climate is that of the Mediterranean so summers are hot and dry and winters are mild and humid.

It is the perfect location if you are looking for a quiet life and to be in harmony with your surroundings.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years

and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Gyakori

Hálószobák:	3
Fürdõszobák:	2
Telekméret:	749 nm

Utility details

Heating:	Yes

Building details

Outdoor Amenities:	Pool

Lease terms

Date Available:	

Contact information

IMLIX ID:	IX6.039.850