



## A Charming Villa With 100 M2 Of Living Space, On A Beautifully Landscaped Plot Of 1118 M2 Featuring A Swimming Pool.



### 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 420,919.67 |

### Elhelyezkedés

|                        |               |
|------------------------|---------------|
| Ország:                | France        |
| Állam/Régió/Tartomány: | Occitanie     |
| Város:                 | Laurens       |
| Irányítószám:          | 34480         |
| Feladta:               | 2026. 06. 19. |
| Leírás:                |               |

A village with all amenities, including nursery and primary schools, restaurants and cafes, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

Tucked away in a small, quiet residential neighbourhood, this lovely 100 m2 villa immediately charms with its warm and welcoming atmosphere. A true haven of well-being, it offers a peaceful living environment where you naturally feel at home. The house comprises three comfortable bedrooms and a garage, all set on superbly landscaped grounds of 1118 m2 featuring a swimming pool - ideal for making the most of sunny days in complete privacy. Its prime location, charm and amenities also make it an excellent opportunity for holiday lettings, with real potential for additional income.

Interior = Living/dining room of approximately 40 m2 with French windows opening onto the terrace/swimming pool + a 12 m2 fitted kitchen (new extractor hood, new oven, new induction hob, fridge, dishwasher, wall and base units) with access to the terrace + a 4 m2 hallway + 3 bedrooms measuring 10 m2, 11 m2 and 13 m2 + a 5 m2 shower room (shower, washbasin) + separate toilet + utility



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room + 22 m2 garage.

Outdoors = 8.8 x 4.4 m swimming pool (chlorine and glass bead filtration) + barbecue and pizza oven + superb garden with trees and Mediterranean plants, fig tree, kiwi vines, apricot tree, : + vegetable patch.

Miscellaneous = New electric heating and reversible air conditioning + property tax of 1091 Euros + estimated amount of annual energy consumption for standard use: between 1190 Euros and 1650 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + within walking distance of local shops + potential for holiday lettings + solar panels (for self-consumption and selling surplus electricity).

Price = 369.000 Euros (Charming and comfortable)

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

Property Id : 86620

Property Size: 100 m2

Property Lot Size: 1,118 m2

Bedrooms: 3

Bathrooms: 1

Reference: LA369000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Gyakori

Hálósobák: 3

Fürdőszobák: 1

Kész négyzetméter: 100 nm

Telekméret: 1118 nm

## Room details

Indoor Features: Fitted kitchen



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## Utility details

Heating: Yes

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.626.011

