



## New Single Storey Villa With 105 M2 Of Living Space On A 352 M2 Plot.



### Informazioni sull'Agente

Nome:	Freddy Rueda
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Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 307,246.62

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	34460
Pubblicato:	06/03/2023

#### Descrizione:

Pretty village with cafe/restaurant, 5 minutes from Cessenon sur Orb, 25 minutes from Beziers and 30 minutes from the beach.

New single storey villa with 105 m2 of living space including 3 bedrooms and on a 352 m2 plot. In a quiet street of a small new residential area (6 houses). Reduced notary fees.

Interior = Living room/kitchen of 47 m2 + hall of 6.3 m2 + 3 bedrooms of 12.5 m2, 14.6 m2 and 11.7 m2 + laundry room of 4.9 m2 + washroom of 5.2 m2 + WC + garage of 19.7 m2.

Exterior = Plot of 352 m2 that could accept a small pool.

Extras = Centralised reversible air conditioning + estimated amount of annual energy consumption for standard use: between 330 Euros and 510 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax valued at about 900 Euros + reduced notary fees.

Price = 268.570 Euros (New and well located)



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 : 60094  
Property Size: 105 m<sup>2</sup>  
Property Lot Size: 352 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 1  
Reference: C283550E

### Other Features

Outside space  
Private parking/Garage  
Rental Potential  
With Land/Garden

### Comune

Camere da letto:	3
Bagni:	1
Finito piedi quadrati:	105 mq
Dimensione del lotto:	352 mq

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX4.695.538

