



## New Built House Offering 3 Bedrooms, Garage And Landscaped Garden.



### Informazioni sull'Agente

Nome:	Freddy Rueda
Nome della ditta:	Freddy Rueda Sarl
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Experience since:	
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 286,000

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	34370
Pubblicato:	12/03/2024

#### Descrizione:

Village with restaurant/grocery/bakery, school, B&B, post office, : 25 minutes from Beziers and the motorway, 30 minutes from the beaches, 5 minutes from the Orb river, 15 minutes from the Canal du Midi and 10 minutes from Saint Chinian.

This house close to nature and breathtaking landscapes offers a living space of approximately 97 m2 and a garage of about 16 m2, as well as a landscaped garden, on a 500 m2 plot. The house is composed of a living room/kitchen, 3 bedrooms, 1 shower room, a laundry room and a WC.

Ground = Entrance of 4 m2 + living room/kitchen of 42 m2 + bedroom of 14 m2 + bedrooms of 10,5 m2 + bedroom of 9 m2 + shower room of 5 m2 (double basin, bath, walk-in shower) + corridor of 5 m2 + WC of 3 m2 + garage of 14 m2.

Miscellaneous = RE2020 + ductable air conditioning + double glazing + aluminum joinery + aluminum descent and gutter + estimated amount of annual energy consumption for standard use: between 320 € and 490 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + new house + reduced notary fees + views.



Price = 286.000 €

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 : 49517  
Property Size: 97 m2  
Property Lot Size: 500 m2  
Bedrooms: 3  
Bathrooms: 1  
Reference: CC286000E

## Other Features

Immediately Habitable  
Outside space  
Private parking/Garage  
Terrace  
With Land/Garden

## Comune

Camere da letto:	3
Bagni:	1

## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX5.557.498
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