



## Superb Spacious Bastide-Style Villa Offering 195 M2 Of Living Space On 1000 M2 Of Land With Uninterrupted Views.



### Informazioni sull'Agente

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Experience since:	
Tipo di servizio:	Selling a Property
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 775,215.21

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	34480
Pubblicato:	23/05/2024

### Descrizione:

Nice village with all shops, grocery shops, pharmacy, cafe-restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the beaches.

Nestling in a peaceful, sunny setting, this superb contemporary bastide-style villa (2010) offers a haven of tranquillity on the edge of a charming village. With 195 m2 of living space, including 4 bedrooms and 2 bathrooms, this elegant residence boasts a modern design and high-quality materials. Bathed in natural light thanks to its large windows, the villa enjoys lovely views over the surrounding countryside.

Ground = 5 m2 entrance hall + WC with washbasin + 67.4 m2 lounge/dining room with wall-hung fireplace with sliding doors opening onto a large terrace and swimming pool + 16 m2 fitted kitchen (wall and base units, oven, hob, extractor fan, dishwasher, integrated fryer, fridge) + 5.7 m2 cellar + 20.7 m2 en suite bedroom with 9.3 m2 dressing room and 9.9 m2 bathroom (Italian shower, bath, 2 basins, WC) + detached garage of 38 m2 + veranda of approximately 12 m2.



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1st = 5.9 m2 hall + 3 bedrooms of 17 m2, 11.6 m2 and 14.6 m2 + 7 m2 shower room (Italian shower, 2 basins) + WC with washbasin.

Exterior = Large terrace and heated bean-shaped swimming pool (8x4m, salt with robot) + irrigation system + beautiful flowering hedges + parking space.

Miscellaneous = Underfloor reversible air conditioning + estimated amount of annual energy consumption for standard use: between 960 € and 1360 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of approximately 2000 € + electric and traditional roller shutters + marble staircases + travertine floors + electric gate + videophone and alarm.

Price = 663.400 € (Superb quality, a must see !)

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

Property Id : 72686

Property Size: 195 m2

Property Lot Size: 1,000 m2

Bedrooms: 4

Bathrooms: 2

Reference: AS749000E

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## **Comune**

Camere da letto: 4

Bagni: 2

Finito piedi quadrati: 195 mq

Dimensione del lotto: 1000 mq

## **Room details**



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Indoor Features:

Fitted kitchen

## **Building details**

Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

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