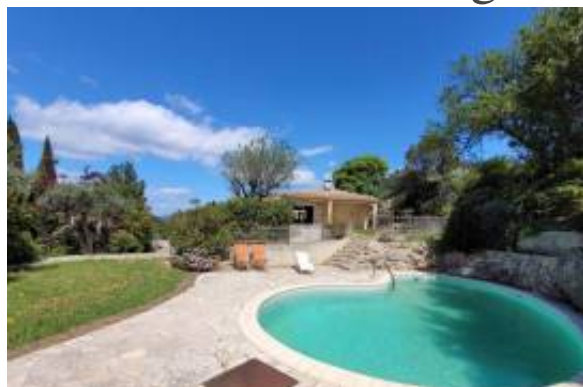




Beautiful Villa With 155 M2 Living Space On 2780 M2 Of Land With Swimming Pool And Lovely Views.



Informazioni sull'Agente

Nome:	Freddy Rueda
Nome della ditta:	Freddy Rueda Sarl
Nazione:	France
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Sito web:	https://realestateoccitane.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 571,106.65

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Laurens
Cap:	34480
Pubblicato:	25/04/2025

Descrizione:

Large, dynamic village with schools, restaurants and cafes, supermarkets, medical centre, : 20 minutes from Beziers, 20 minutes from Pezenas and 25 minutes from the beaches.

Situated in a dynamic village, this house built in 1997 offers a very pleasant living environment with comfort, space and beautiful views. With 155 m2 of living space including 5 bedrooms and 2 bathrooms, it sits on 2780 m2 of beautifully landscaped grounds with a bean-shaped swimming pool, perfect for relaxing in summer. The impressively large 160 m2 basement opens up a host of possibilities: recording studio, gym, home cinema or professional space: It's up to you to imagine your project in this space full of potential.

Courtyard level = 77 m2 garage + 3 rooms (53 m2, 16 m2 and 11.5 m2) + 2 bedrooms (11 m2 and 12 m2) + 3.6 m2 shower room (shower, WC, washbasin).

Garden level = 6 m2 entrance hall + 56 m2 living room + 10 m2 fitted kitchen (wall and floor units, oven, hob, fridge, dishwasher) + 2 bedrooms of 9 m2 and 9.5 m2 with built-in closets + 6 m2 bathroom



(shower, bath, washbasin) + WC + 10.3 m2 en suite bedroom with 2 m2 shower room (Italian shower, washbasin) and 4.8 m2 dressing room.

Exterior = Bean-shaped swimming pool (8×4.5 m) with attractive, easy-to-maintain surrounding garden + attractive 50 m2 terrace + parking space in front of the house + lovely interior courtyard.

Miscellaneous = Reversible air-conditioning + central vacuuming + estimated amount of annual energy consumption for standard use: between 1410 Euros and 1950 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax 3155 Euros + built in 1997.

Price = 485.000 Euros (Nice villa with potential !)

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

Property Id : 68086

Property Size: 155 m2

Property Lot Size: 2,780 m2

Bedrooms: 5

Bathrooms: 2

Reference: ML485000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Comune

Camere da letto: 5

Bagni: 2

Room details

Indoor Features: Fitted kitchen

Building details

Outdoor Amenities: Pool



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Lease terms

Date Available:

Contact information

IMLIX ID:

IX6.887.633

