



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



Agent Info

| | |
|-------------------|---|
| Naam: | Freddy Rueda |
| Bedrijfsnaam: | Freddy Rueda Sarl |
| Mistlampen: | France |
| Experience since: | |
| Service Type: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Telefoon: | +33 (467) 363-428 |
| Languages: | English, French |
| Website: | https://realestateoccitane.com |

Advertentie details

| | |
|----------------|-------------|
| Vastgoed voor: | Koop |
| Prijs: | EUR 268,750 |

Locatie

| | |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France |
| Staat/Regio/Pronvincie: | Occitanie |
| Postcode: | 34460 |
| Geplaatst: | 06-03-2023 |
| Omschrijving: | |

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

Property Id : 60094
Property Size: 105 m²
Property Lot Size: 352 m²
Bedrooms: 3
Bathrooms: 1
Reference: C283550E

Other Features

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

Algemeen

| | |
|-----------------------------|--------------------|
| Slaapkamers: | 3 |
| Badkamers: | 1 |
| Afgewerkte vierkante meter: | 105 m ² |
| Lot Afmeting: | 352 m ² |

Lease terms

Date Available:

Contact information

IMLIX ID: IX4.695.538

