



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



### Agent Info

Naam:	Freddy Rueda
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Mistlampen:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 722,351.78

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34480
Geplaatst:	23-05-2024
Omschrijving:	

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.

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 Euros and 1360 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + property tax of approximately 2000 Euros + electric and traditional roller shutters + marble staircases + travertine floors + electric gate + videophone and alarm.

Price = 614.800 Euros (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 Georisks website: [georisques.gouv.fr](https://georisques.gouv.fr)

Property Id : 78158  
Property Size: 195 m<sup>2</sup>  
Property Lot Size: 1,000 m<sup>2</sup>  
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

## Algemeen

Slaapkamers:	4
Badkamers:	2
Afgewerkte vierkante meter:	195 m <sup>2</sup>
Lot Afmeting:	1000 m <sup>2</sup>

## Room details

Indoor Features:	Fitted kitchen
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## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX5.775.654

