



## Single Storey Villa Offering 122 M2 Living Space With 4 Bedrooms On An Enclosed Plot Of 600 M2 With Terraces, Pool And Views



### Agent Info

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

### Advertentie details

|                |                |
|----------------|----------------|
| Vastgoed voor: | Koop           |
| Prijs:         | USD 426,105.96 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Occitanie  |
| Postcode:                   | 34490      |
| Geplaatst:                  | 23-01-2025 |

### Omschrijving:

Dynamic village with all amenities (supermarkets, bakeries, butcher, doctors, schools:) at 15 minutes from Beziers and 25 minutes from the beaches !

Single storey villa built in 2005, perfectly maintained, offering 122 m2 of living space with 4 bedrooms, a bathroom, a laundry area, a living room with open-plan kitchen, on a fully enclosed 600 m2 land with swimming pool, terraces and several parking spaces ! Peace and quiet ! With lovely views !

Ground = Bright living room of 32.90 m2 with French doors onto front terrace and storage cupboards + open plan kitchen of 12.25 m2 (bar/central island, lower base units, electric hob, hood, built in dishwasher, electric oven, French doors to rear terrace) + large utility/laundry room of 15.45 m2 with bay windows overlooking pool and fitted wardrobes + bathroom of 7 m2 (bath, WC, heated towel rail, vanity unit, Italian shower) + WC of 1.34 m2 + hallway of 9.14 m2 + bedroom of 10.91 m2 + bedroom of 12.58 m2 (French doors to terrace) + bedroom of 9.88 m2 (fitted wardrobes) + bedroom of 9.88 m2 (fitted wardrobes).

Outside = 600 m2 of enclosed land planted with trees + swimming pool (5.60 x 2.60m) salt water (1.40m



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deep, still under guaranty) + 2 access gates (1 electric) with possibility of parking 4 cars inside and 1 parking space outside + easy to maintain + large south-facing terrace to the front of about 30 m<sup>2</sup> + back terrace of about 10 m<sup>2</sup> with beautiful view on vineyards and hills.

Miscellaneous = Built in 2005 + double glazing + tiled floor + reversible air conditioning + electric roller shutters + electric heating + connected to mains drainage + estimated amount of annual energy consumption for standard use: between 920 Euros and 1244 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1280 Euros.

Price = 367.200 Euros (Pleasant ! Very well maintained !)

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 : 63426  
Property Size: 122 m<sup>2</sup>  
Property Lot Size: 600 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 1  
Reference: M367200E

### **Other Features**

Immediately Habitable  
Outside space  
Private parking/Garage  
Rental Potential  
Swimming Pool  
Terrace  
With Land/Garden

### **Algemeen**

|                             |                    |
|-----------------------------|--------------------|
| Slaapkamers:                | 4                  |
| Badkamers:                  | 1                  |
| Afgewerkte vierkante meter: | 122 m <sup>2</sup> |
| Lot Afmeting:               | 600 m <sup>2</sup> |

### **Utility details**

|          |    |
|----------|----|
| Heating: | Ja |
|----------|----|

### **Building details**

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|



**Lease terms**

Date Available:

**Contact information**

IMLIX ID:

IX6.620.616

