



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



### Agent Info

Name: Freddy Rueda  
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Specialties:  
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### Listing details

Property for: Sale  
Price: USD 312,600.83

#### Location

Country: France  
State/Region/Province: Occitanie  
ZIP code: 34460  
Posted: Mar 06, 2023

#### Description:

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)



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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 : 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

## Common

Bedrooms:	3
Bathrooms:	1
Finished sq. ft.:	105 sq m
Lot Size:	352 sq m

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX4.695.538

