



## Traditional And Welcoming Villa With Pool



### Agent Info

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### Listing details

Property for:	Sale
Price:	EUR 395,000

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Roujan
ZIP code:	34320
Posted:	Oct 30, 2023

### Description:

**REDUCED** in price - Welcoming and spotless single storey villa, of traditional construction, recently updated with lots of charm and taste, located on a private 1565 m2 nicely landscaped plot, offering about 110 m2 of living space including 4 bedrooms and 2 bathrooms plus a garage. The home is located 10 minutes walk from all amenities in a quiet street.

- Location: Village with all shops, schools and restaurants in a quiet location 20 minutes from Beziers and Pezenas, 25 minutes from the beach.

- Interior: Garage of 15 m2, living room/equipped kitchen of 40 m2 (upper and lower units, induction hob, extractor fan, sink, electrical oven, micro-wave, fridge, dishwasher), hall of 5 m2, 3 bedrooms of 9.5 m2, 13 m2 and 13 m2, washroom of 5.5 m2 (shower, washbasin, wc), washroom of 4 m2 (shower, washbasin, WC, laundry area), bedroom of 11 m2, WC.

- Exterior: Porch for one car, fully enclosed garden, heated pool (10m x 4m, 1,45m deep), access by nice alleyway, well with pumping system.

- Sundry: Reversible air conditioning, electrical heating, estimated amount of annual energy consumption



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for standard use: between 1015 Euro and 1373 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions), annual land tax of about 1027 Euro, single glazed windows in very good condition, wooden shutters, possibility to negotiate some furniture.

Good location, super charming.

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.

#### Other Features

Bedrooms: 4

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.



We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

### Common

Bedrooms:	4
Bathrooms:	2
Lot Size:	1564 sq m

### Utility details

Heating:	Yes
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### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:

### Contact information

IMLIX ID: IX5.063.187

