



Detached Villa With 4 Bedrooms On A 1140 M2 Plot With Open Views And Pool, In A Quiet Location.



Agent Info

Name:	Freddy Rueda
Company	Freddy Rueda Sarl
Name:	
Country:	France
Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Phone:	+33 (467) 363-428
Languages:	English, French
Website:	https://realestateoccitane.com

Listing details

Property for:	Sale
Price:	USD 269,959.82

Location

Country:	France
State/Region/Province:	Occitanie
City:	Bédarieux
ZIP code:	34600
Posted:	Feb 07, 2024

Description:

Hamlet of the Orb valley , 1 minute from a supermarket and from a primary school, 10 minutes from Bedarieux (small town with all shops, cafes, restaurants, supermarkets, primary and secondary schools), 30 minutes from Beziers, 10 minutes from the Salagou lake, 25 minutes from the motorway and 40 minutes from the coast.

Detached villa (construction from the end of the 80's), with 90 m2 of living space (including 4 bedrooms and 2 bathrooms) on a land of 1140 m2 with pool, in a quiet environment with open views. Some small refreshments to foresee.

Ground (garden level) = Garage of about 35 m2 + storage/cellar under house.

1st (terrace level) = Living room/lounge/equipped kitchen of 35 m2 (upper and lower units, extractor, electric oven, hob, sink) with access to the terrace and pool + hall of 10 m2 + 4 bedrooms of 11.5 m2, 9.5 m2, 9 m2 et 8.5 m2 + bathroom of 4.5 m2 (bath and washbasin) + WC with handbasin + washroom of 3.6 m2 (WC, shower and washbasin).



Exterior = Terrace with pergola + secured pool (8x4m) + petanque field.

Extras = Wood burner and electric heaters + annual land tax of about 750 € + estimated amount of annual energy consumption for standard use: between 1289 € and 1745 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + some small refreshments to foresee.

Price = 249.000 € (Nice location !)

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 : 47754

Property Size: 90 m2

Property Lot Size: 1,140 m2

Bedrooms: 4

Bathrooms: 2

Reference: T299900E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Common

Bedrooms: 4

Bathrooms: 2

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.470.108



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

