



Pretty Characterful Villa With 125 M2 Of Living Space On About 1000 M2 With Pool And Breathtaking Panoramic Views.



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:	EUR 415,800

Location

Country:	France
State/Region/Province:	Occitanie
ZIP code:	34800
Posted:	Feb 23, 2024

Description:

Pretty hamlet with no shop, 5 minutes from St Jean la Blaquiere (grocery and restaurant) and 10 minutes from St Felix de Lodez (all shops), 15 minutes from Clermont l'Herault and 40 minutes from Montpellier.

Characterful villa (2020) nestled 300 meters above sea level, just 40 minutes from Montpellier. This property boasts breathtaking panoramic views, offers 125 m2 of living space including 3 bedrooms, an ideal retreat for nature lovers. Discover the timeless charm and elegance of this residence, where modern comfort harmoniously blends with the picturesque backdrop of the surrounding countryside.

Interior = Living room of 34 m2 with pellets burner + equipped kitchen of 14.5 m2 (hob, extractor fan, upper and lower units, electric oven, dishwasher) with access to a conservatory/veranda of 17 m2 + WC with handbasin + laundry room of 9.4 m2 with access to the exterior.

1st = Hall of 3.3 m2 + 3 bedrooms of 17.3 m2, 12.7 m2 and 9.2 m2 + bathroom of 4 m2 (italian walk-in shower, washbasin) + WC.



Exterior = Hexagonal pool (salt) on a 160 m² terrace + easy to maintain parking area + independent garage for one car + petanque area.

Sundry = Reversible air conditioning in one of the bedroom + pellet burner + annual land tax of 800 €.

Price = 415.800 € (Peaceful with magnificent views !)

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 Geo-risks website: georisques.gouv.fr

Property Id : 48643

Property Size: 125 m²

Property Lot Size: 997 m²

Bedrooms: 3

Bathrooms: 1

Reference: RC415800E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Common

Bedrooms: 3

Bathrooms: 1

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX5.512.226



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