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Superb And Elegant Villa With 180 M2 Of Living Space On 964 M2 Of Land And Breathtaking Views



Emlakçı Bilgisi

İsim:	Freddy Rueda
Şirket Adı:	Freddy Rueda Sarl
Ülke:	France
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Web sitesi:	https://realestateoccitane.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 585,619.67

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Posta kodu:	34480
Yayınlandı:	05.09.2023
Açıklama:	

Nice village with all shops, groceries, chemist cafe/restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the coast.

Superb and elegante architect conceived villa (2016), in an enchanting setting and breathtaking views, offering 180 m2 of living space including 5 bedrooms and 3 bathrooms, on a 964 m2 plot. Just a few minutes walk to the shops.

Ground = Entrance hall of 12.5 m2 + WC with handbasin + living room of 43.7 m2 with fireplace and leading to the terrace and pool + equipped kitchen with high quality appliances of 13 m2 (upper and lower units, 3 foven one combined with micro-wave, hob, retractable fan, diswasher, american fridge) + pantry/laundry room of 7.2 m2 + en suite bedroom of 16 m2 with washroom of 4.7 m2 (italian walk-in shower, 2 washbasins, WC) and dressing room of 3.6 m2 + office of 21 m2.

1st = Hall of 4.4 m2 + 3 bedrooms of 10 m2, 10.1 m2 and 12 m2 + bathroom of 4.8 m2 (bath, shower, washbasin) + WC with handbasin + laundry room of 3 m2 + en suite bedroom of 13 m2 with dressing room of 6.4 m2, washroom of 4 m2 (italian walk-in shower, 2 washbasins) and independent WC with handbasin.



Exterior = Large terrace of 70 m2 and heated pool (11x4m, chlorine and electrolysis) with electric cover + programmable irrigation system + beautiful flowery hedges all around the property + breathtaking views + parking area.

Sundry = Centralised reversible air conditioning (2 independent systems for the 2 floors) + annual land tax of 1929 € + centralised rolling shutters + estimated amount of annual energy consumption for standard use: between 555 € and 751 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + some furniture to negotiate.

Price = 499.000 € (A must see !)

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 : 59134
Property Size: 180 m2
Property Lot Size: 964 m2
Bedrooms: 5
Bathrooms: 3
Reference: ASP539000E

Other Features

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

Genel Bilgiler

Yatak odası:	5
Banyo:	3

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:



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Contact information

IMLIX ID:

IX4.828.532

