



## Beautiful Modern And Sophisticated Villa With 4 Bedrooms On A 680 M2 Plot With Pool And Superb Open Views.



### Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Firma:	
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Dienstleistung:	
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (467) 363-428
Sprachen:	English, French
Webseite:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 598,963.01

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34460
Veröffentlicht:	14.08.2024

### Beschreibung:

Village with cafe/grocery, schools, 25 minutes from Beziers, 5 minutes from Cessenon sur Orb, 10 minutes from Saint Chinian, 5 minutes from the river Orb and 30 minutes from the beaches.

Beautiful villa built in 2021 offering 125 m2 of living space on 2 levels, including 4 bedrooms, one of which is a large master suite. Set in impeccably landscaped gardens with 70 m2 terrace, magnificent Balinese swimming pool, summer kitchen with wood-burning oven and barbecue, petanque court and superb views of the rocky bars.

Ground = 5 m2 entrance with cupboard + 47 m2 living room/equipped kitchen (oven, microwave, American fridge, induction hob, hood, wine cellar, dishwasher, central island and storage space) + 27 m2 master suite with 7 m2 dressing room and 8 m2 shower room (double shower, double washbasin, bath) + 1.5 m2 WC with washbasin + 20 m2 garage, fully tiled and painted + 12 m2 veranda.

1st = 2 bedrooms of 12 m2 each, with wardrobes + bedroom of 13 m2 with wardrobe + shower room of



---

5.5 m2 (shower, double washbasin, WC).

Exterior = Landscaped garden with trees 680 m2 + automatic watering + saltwater swimming pool (5.50 x 6m) with heat pump and self-filling + south-facing terrace 70 m2 + tiled with gutters with 7 m2 summer kitchen (wood-burning oven, barbecue, bar) + petanque area + WC with washbasin + swimming pool room + 2 car parking spaces (printed concrete) + enclosed 1 car parking space with gate + magnificent view.

Miscellaneous = RT 2012 + estimated property tax of 1000 € + ducted air conditioning + double glazing with roller shutter system + water softener + electric and central roller shutter system + thermodynamic water heater + mains drainage + burglar-resistant entrance door + electric garage gate + coloured lighting + automatic watering system + outside lighting + ten-year guarantee + estimated amount of annual energy consumption for standard use: between 420 € and 568 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 545.700 € (Neat, charming and with superb 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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 59268

Property Size: 125 m2

Property Lot Size: 680 m2

Bedrooms: 4

Bathrooms: 2

Reference: CC588500E

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## **Allgemein**

Schlafzimmer: 4

Badezimmer: 2



## Gebäudedetails

Außen-Ausstattung:

Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:

IX6.025.146

