



Lovely Single Storey Villa Offering 90 M2 Living Space On 465 M2 Of Land With Views, Pool And Garage.



Agenten-Info

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

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 330,000

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34480
Veröffentlicht:	26.11.2024

Beschreibung:

Nice village with all shops, groceries, pharmacy, cafe-restaurant, 20 minutes from Beziers, 20 minutes from the motorway and 25 minutes from the beaches.

Lovely, cosy single storey villa (2019), traditionally built and in immaculate condition, with 90 m2 living space including 3 bedrooms plus garage, all on 465 m2 of land with swimming pool. Very pretty area just a few minutes' walk from all the shops.

Interior = 44.4 m2 living room/equipped kitchen (hob, extractor hood, wall and floor units, electric oven, dishwasher) + WC with washbasin + 3 bedrooms (10.3 m2, 11.3 m2 and 9.7 m2) + 4 m2 shower room (Italian shower, basin) + 19.3 m2 garage + 5 m2 utility room with access to the garden.

Exterior = Secure swimming pool (6x4m) + parking space + fully landscaped, easy-to-maintain garden + lovely terrace with views.

Miscellaneous = Reversible air conditioning in the living room + electric heating + estimated amount of annual energy consumption for standard use: 287 € per year (including subscriptions) + annual property



tax of 1016 €.

Price = 330.000 € (Cosy, comfortable and quality!)

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 : 61269
Property Size: 90 m²
Property Lot Size: 465 m²
Bedrooms: 3
Bathrooms: 1
Reference: AS330000E

Other Features

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

Allgemein

Schlafzimmer: 3
Badezimmer: 1

Versorgungsdetails

Heizung: Ja

Gebäudedetails

Außen-Ausstattung: Pool

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX6.444.540



IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

