



Architect Designed Villa With Heated Pool

اطلاعات مشاور املاک

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توضیحات آگهی

فروش
USD 745,854.61
آگهی برای:
قیمت:

اطلاعات مکانی

کشور:
استان:
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کد پستی:
تاریخ آگهی:
توضیحات:
France
Occitanie
Maureilhan
34370
2024/10/30

Pleasant architect-designed villa built in 2002, offering 130 m2 of living space, including 3 to 4 bedrooms, 3 bathrooms (2 outdoor ones), a living room with lounge/dining room and open kitchen, plus a laundry area. There's also a large 130 m2 basement with double garage, wine cellar and additional bedroom. All this on a pleasant 3202 m2 plot with a barbecue area, a stone garden shed, a large Gard stone fountain, as well as a 150 m2 heated swimming pool that is retractable and a large terrace overlooking the Caroux. On the outskirts of the village, in a peaceful setting, yet close to the shops.

- Location: Dynamic village with all amenities, located 5 minutes from Cazouls-les-Beziers, 10 minutes from Beziers and 20 minutes from the beach.
- Basement floor: 45 m2 parking space in front of the garage, large 130 m2 basement with double garage (2 electric gates), wine cellar and 20 m2 bedroom.
- Ground floor: 4.38 m2 entrance hall with storage cupboards, 13.91 m2 study or bedroom with access to terrace, 52 m2 living room with lounge/dining room and open kitchen (higher and lower units, double sink, bar, dishwasher, electric oven, induction hob, hood) with bay windows on both the pool and terrace sides, large 45 m2 terrace with superb view of the Caroux, large 13 m2 corridor (access to basement with staircase and French window to outside), WC with wash hand basin unit of 2.11 m2, laundry room of



5.77 m2 with sink, bedroom of 11.14 m2 with cupboard and access to pool area with bay windows, large bathroom of 10.78 m2 (WC, bidet, basin unit, bath with jets, Italian shower, heated towel rail), bedroom of 15.94 m2 (access to pool area with bay windows).

- Exterior: Pleasant wooded grounds of 3202 m2 including a stone garden shed, rounded Gard stone fountain on the lawn area, supplied with water by a pump system, vegetable garden, terrace with barbecue, pool area of almost 150 m2 (heat pump-heated pool, 10x5m, chlorine, refurbished in 2023, under guarantee for 10 years and new pump system), 2 outdoor shower rooms (shower, WC, washbasin): one on the pool side and one on the garage side.

- Miscellaneous: Double glazing, reversible ducted air conditioning, tiled floors, centralized electric shutters, water softener, centralized vacuum cleaner, thermodynamic hot water tank, alarm system, septic tank (awaiting conformity), solar panels (x2) which practically cover electricity consumption all year round, estimated amount of annual energy consumption for standard use: between 500 Euro and 760 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions), annual property tax of 2857 Euro.

Very pleasant.

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.

Other Features

Property Size: 130 m2

Property Lot Size: 3,202 m2

Bedrooms: 4

Bathrooms: 3

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has



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always been. The Herault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Herault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Herault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

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All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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اطلاعات عمومی

4

اتاق خواب:

3

اتاق خواب:

3202 متر

زیر بنا:

Building details

Pool

Outdoor Amenities:

Lease terms

Date Available:



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