



Pretty Villa With Private Land and Pool



Informazioni sull'Agente

Nome:	David Evans
Nome della ditta:	Cle France Ltd
Nazione:	United Kingdom
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+44 (1440) 820-358
Languages:	English, French
Sito web:	https://clefrance.co.uk

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 472,570.14

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Saint-Marcel-sur-Aude
Cap:	11120
Pubblicato:	28/07/2023

Descrizione:

Pretty spacious and single storey villa (2004) with 139 m2 of living space including 4 bedrooms and 2 bathrooms, plus a summer lounge of 16 m2, on 1077 m2 of land with pool and no overlooking. Very good location in a quiet area of the village.

- Location: Village with all shops, bar, school, close to Le Somail, 40 minutes from Beziers, 20 minutes from Narbonne.

- Interior: Entrance hall of 3.8 m2, living room / equipped kitchen of 57 m2 leading to a covered terrace of 15 m2, hall of 5.7 m2, 3 bedrooms of 13 m2, 11.4 m2 and 11 m2 with built-in cupboards, WC with handbasin, washroom of 3.4 m2 (washbasin and shower), en suite bedroom of 13 m2 with bathroom of 6.3 m2 (bath, washbasin and WC).

- Exterior: Nice landscaped land with 2 garden sheds, small wooden bar, pool (8m x 4m, salt, secured), lounge summer of 16 m2 (could be converted into a summer kitchen of studio), water sprinkling system with Bas Rhone water.



- Extras: Reversible air conditioning, estimated amount of annual energy consumption for standard use: between 486 Euro and 658 Euro per year. Average energy prices indexed on 1st January 2021 (including subscriptions), annual land tax of 2400 euro a year, solar panels for auto-consumption and resale, water softener, mosquito nets.

Good location.

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

Bedrooms: 4

Bathrooms: 2

Courtyard

Immediately Habitable

Latest properties

Near the coast

Outside space

Prestige

Private parking/Garage

Renovation required

Rental Potential

Swimming Pool

Terrace

With Land/Garden

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

French property buyers look in this region due to its numerous and varied landscapes as well as the rich cultural heritage, Aude has become an ever popular destination recently due to the gastronomy of the region, as well as its many festivals and dramatic scenery.

Carcassonne is the cultural heart of the Aude department, and all through the region you will find lovely properties either to live in or to use as holiday homes. Aude is an agricultural area dominated by wine-growing in the east and the climate is that of the Mediterranean so summers are hot and dry and winters are mild and humid.

It is the perfect location if you are looking for a quiet life and to be in harmony with your surroundings.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.



We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk

Comune

Camere da letto:	4
Bagni:	2
Dimensione del lotto:	1077 mq

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX4.696.703
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