



## High Quality Villa With 3 Bedrooms, Separate Garage And Workshop On A 902 M2 Plot With Mature Trees.



### Informazioni sull'Agente

Nome:	Freddy Rueda
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Experience since:	
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 330,000

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Cap:	34480
Pubblicato:	28/11/2024

#### Descrizione:

Sought-after village with school, lots of social interaction and activities and all amenities (bakers, buther of high quality, general store, great restaurants, pharmacy and medical centre), 20 minutes to Beziers and Pezenas, 35 minutes to the beach, close to the Orb valley, the natural park of the Languedoc and the Salagou lake. Perfect for living all year round or for the holidays.

In a very quiet area, but with everything within a 3 minutes walk, high quality villa with about 100 m2 of living space, 3 bedrooms and separate garage and workshop. The house is beautifully positioned in the middle of a 902 m2 plot, completely enclosed, fenced and private with mature trees, electric gates. Very easy maintenance.

Inside = Entrance through little vestibule + small corridor distributing to first bedroom of 10,5 m2 with cupboards on one side, and cloakroom to the other + big open room of 25 m2 with a kitchen (dishwasher, oven, hob) and dining room + large lounge of 24 m2, linked with a beautiful conservatory of 16 m2 + bedroom of 10,8 m2 with cupboards + on the other side of the house another small corridor distributes to the toilet, big Italian shower room with wash basin, and third bedroom of 10 m2 with cupboards.



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Outside = Separate building with a garage of 22 m<sup>2</sup> and workshop of 20 m<sup>2</sup> (which could be converted into a separate studio) + beautiful garden with mature trees, completely enclosed and private.

Sundry = Reversible air conditioning + surround sound + estimated amount of annual energy consumption for standard use: between 1020 € and 1440 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 863 Euros.

Price = 330.000 € (Great house, quality built and easy to maintain in a sought-after village !)

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 : 61367

Property Size: 100 m<sup>2</sup>

Property Lot Size: 902 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 1

Reference: LS330000E

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

With Land/Garden

## **Comune**

Camere da letto: 3

Bagni: 1

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.444.539



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