



Pretty Villa With 122 M2 Of Living Space On 2015 M2 Of Land With Pool And Pretty Views.



Informazioni sull'Agente

Nome:	Freddy Rueda
Nome della ditta:	Freddy Rueda Sarl
Nazione:	France
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 510,303.02

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Faugeres
Cap:	34600
Pubblicato:	24/03/2025

Descrizione:

Nice small town of the Orb valley with all shops, cafes, restaurants, supermarkets, primary and secondary schools, 30 minutes from Beziers, 10 minutes from the Salagou lake, 25 minutes from the motorway, and 45 minutes from the coast.

Very pretty single storey villa with 122 m2 of living space including 3 to 4 bedrooms plus a garage of 60 m2 and a cellar of 22 m2, on 2015 m2 of land with lovely views. Beautiful garden, easy to maintain, at the edge of the town.

Basement = Garage of 60 m2 + cellar of 22 m2 + washroom of 3 m2 (WC and shower).

Ground = Lounge/living room/euipped kitchen of 60 m2 (upper and lower units, extractor, electric oven, hob and fridge) with access to a terrace and pool + hall of 8.2 m2 + small lounge/bedroom of 11.6 m2 + dressing room/bedroom of 8.3 m2 + 2 bedrooms of 12.3 m2 and 12.1 m2 + bathroom of 8.9 m2 (bath, italian walk-in shower, 2 washbasins) + WC with handbasin.



Exterior = Covered terrace and large garden with pool (9x5m).

Extras = Reversible air conditioning, oil central heating and hot water with solar panels + estimated amount of annual energy consumption for standard use: between 1310 Euros and 1772 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual land tax of 2600 Euros + in ground water recycling tank + septic tank.

Price = 449.000 Euros (Very nice on a large and private plot !)

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 : 66119

Property Size: 122 m2

Property Lot Size: 2,015 m2

Bedrooms: 4

Bathrooms: 1

Reference: BB449000E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Comune

Camere da letto: 4

Bagni: 1

Utility details

Heating: Sì

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:



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Contact information

IMLIX ID:

IX6.762.129

