



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



### Emlakçı Bilgisi

İsim:	Freddy Rueda
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Ülke:	France
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Web sitesi:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 330,000

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Posta kodu:	34480
Yayınlandı:	26.11.2024
Açıklama:	

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 €.



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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](http://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

## Genel Bilgiler

Yatak odası: 3

Banyo: 1

## Utility details

Heating: Evet

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.444.540



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<https://www.imlix.com/tr/>

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