

[Click to view MFH-LFR-PB453600E](#)

Pleasant Villa With 153 M2 Plus Independent Gite On A 1920 M2 Plot With...

Bedarieux , Hérault , Occitanie



€453,600

inc. of agency fees

3 Beds

2 Baths

Small village in the heart of the natural park of Languedoc located at 9 minutes from Herepian (village with all shops), 15 minutes from Bedarieux and 45 minutes from the beach !Pleasant villa with a...

At a Glance

Reference	MFH-LFR-PB453600E	Near to	Bedarieux	Price	€453,600
Bed	3	Bath	2	Land Tax	N/A
		Pool	Yes		

Property Description

Small village in the heart of the natural park of Languedoc located at 9 minutes from Herepian (village with all shops), 15 minutes from Bedarieux and 45 minutes from the beach !

Pleasant villa with a living space of 153 m² offering a nice living area with a spacious mezzanine, 3 bedrooms (one master), a kitchen, 2 bath/shower rooms, a veranda, with a basement of more than 200 m² (garage, workshop, game room:), as well as an independent guest house of about 20 m², on a beautiful land of 1920 m² in a peaceful location with a private pool and summer kitchen, several terraces, a bassin with fishes and stunning views ! Superb !

Main house

Basement = Spacious basement on more than 200 m² offering several rooms : room 14.62 m² + room of 6.66 m² + game room of 45 m² + room of 30 m² + workshop of 49 m² + boiler room of 7 m² + shower room of 3 m² (WC, shower, basin) + large garage of 40 m².

Ground = Some steps leading to veranda + veranda of 17.67 m² + laundry room of 6.80 m² (sink and access to the basement) + entrance on a corridor of 6 m² (cupboards and access to the garden with french window) + spacious living room of 40 m² with mezzanine of 20 m² (several french windows leading on terraces) + separate kitchen of 11.02 m² (lower and higher units, double sink, small dish washer, piano gas hob, american fridge, french window on garden) + hall of 6 m² + bedroom of 11.01 m² (built in cupboard) + bathroom of 6.63 m² (double basin unit, shower, bath, towel dryer) + bedroom of 11.35 m² (built in cupboard and french windows on garden) + WC of 1.60 m² + master bedroom of 20 m² with built in cupboards and an en suite shower room (shower, basin unit, WC).

1st = Mezzanine of 20 m² in the living room.

Independent guest house

Ground = Small lounge + equipped kitchen (lower units, electric hob, washing machine, small fridge, sink) + bedroom area with en suite shower room (shower, basin unit, WC) + terrace in front with barbecue.

Exterior = A pleasant land of 1920 m² with a private pool area (chlory pool, 10x5m) with a covered summer kitchen + automatic watering garden system + nice bassin with fishes + carport for 2 cars + long central alley.

Extras = Underfloor heating + wood burning stove + double glazing + wooden roller shutters + electric gate + main sewage + roof in perfect condition + annual land tax of 1500 € + estimated amount of annual energy consumption for standard use: between 960 € and 1370 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + fiber + possibility for seasonal rental.

Price = 453.600 € (Very pleasant ! Ideal as a family home or for seasonal rental !)

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 Geo-risks website: georisques.gouv.fr

Property Id : 49182

Property Size: 173 m2

Property Lot Size: 1,920 m2

Bedrooms: 3

Bathrooms: 2

Reference: PB453600E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€453,600

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie

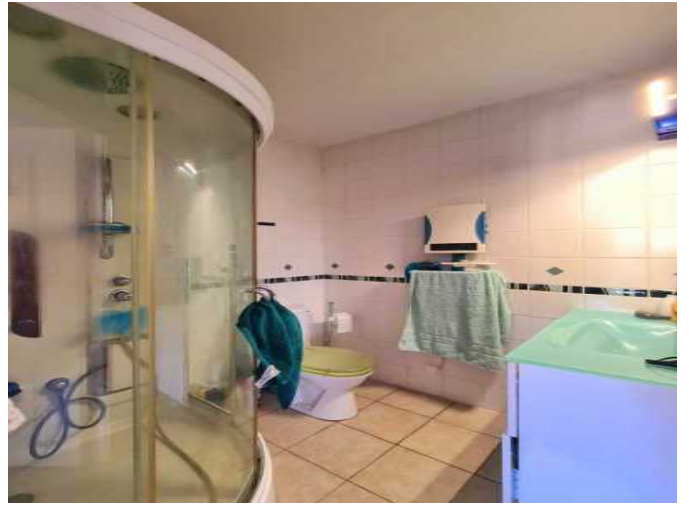


Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates