

[Click to view MFH-LFR-C334800E](#)

New Build Single Storey Villa With 115 M2 Of Living Space, 3 Bedrooms...

Colombiers , Herault , Occitanie



€334,800

inc. of agency fees

3 Beds

2 Baths

Pleasant village with all shops passing by the Canan du Midi, located at 25 minutes from Beziers, Narbonne and the beach !Recent single storey villa (from 2023, 3 faces) with 115 m2 of living space offering...

At a Glance

Reference MFH-LFR-C334800E

Near to Colombiers

Price €334,800

Bed 3

Bath 2

Land Tax N/A

Pool Yes

Property Description

Pleasant village with all shops passing by the Canan du Midi, located at 25 minutes from Beziers, Narbonne and the beach !

Recent single storey villa (from 2023, 3 faces) with 115 m2 of living space offering 3 bedrooms (one is a

master), 2 bath/shower rooms, a large and luminous living space with an open kitchen, a utility room, plus a garage, on a 402 m2 plot which can receive a pool. In a quiet estate, on the edge of the Canal du Midi !

Ground = Entrance on bright living room of 52.27 m2 with large windows and open equipped kitchen (lower units, electric oven and micro waves, dish washer, sink, induction hob, hood) + corridor of 4.98 m2 + bedroom of 11.10 m2 + bedroom of 11.10 m2 + WC of 1.83 m2 + bathroom of 4.16 m2 (double basin unit, towel dryer, bath) + master bedroom of 25.33 m2 with bedroom of 15.02 m2 and en suite shower room of 4.16 m2 (basin unit, large italian walk-in shower) plus a dressing room of 6.15 m2 + utility room (next to the kitchen) of 4.69 m2 + garage of 15.15 m2 (fully tiled floor, insulated and electric gate).

Exterior = Plot of 402 m2 which can receive a small pool on the front side and with a large terrace in front of the house (south facing).

Extras = Built in 2023 (latest standards) + estimated amount of annual energy consumption for standard use: between 430 € and 640 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + double glazing + centralised electric roller shutters + reversible air conditioning + thermodynamic boiler + main sewage + annual land tax of 415 € + on the edge of the Canal du Midi, superb location !

Price = 334.800 € (Very pleasant !)

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 : 51340

Property Size: 115 m2

Property Lot Size: 402 m2

Bedrooms: 3

Bathrooms: 2

Reference: C334800E

Other Features

Immediately Habitable

Latest properties

Near the coast

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€334,800

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

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved