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New Build Single Storey Villa With 3 Bedrooms And Garage On A 381 M2 Plot.

Capestang , Herault , Occitanie



€259,200

inc. of agency fees

3 Beds

2 Baths

Village with all shops, located at 25 minutes from Narbonne, 30 minutes from Beziers and 40 minutes from the beach !New build single storey villa in progress...

At a Glance

Reference MFH-LFR-CC324000E

Bed 3

Near to Capestang

Bath 2

Pool No

Price €259,200

Land Tax N/A

Property Description

Village with all shops, located at 25 minutes from Narbonne, 30 minutes from Beziers and 40 minutes from the beach !

New build single storey villa in progress to be finished, 3 faces, with 110 m2 of living space, offering 3 bedrooms (one master), 2 bath/shower rooms, a large and luminous living room of 51 m2 with its fully equipped opened kitchen, plus a garage, on a 381 m2 plot! Sold fully finished, no work at all !

Ground = Entrance of 5.5 m2 + WC of 0.90 m2 + bedroom of 10 m2 + bedroom of 12 m2 + bathroom of 5 m2 + master bedroom of 18.70 m2 with en suite shower room and walk-in dressing area + large and luminous living room of 51 m2 with open equipped kitchen + garage of 22 m2 with electric gate.

Exterior = Gravelled plot of 381 m2, fully closed and easy to maintain.

Extras = Built in 2023 (latest standards) + beautiful tiled floor + double glazing + electric rolling shutters + reversible air conditioning + estimated amount of annual energy consumption for standard use: between 506 Euros and 684 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + to be finished, sold completely finished + ten-year guarantee + work damage guarantee.

Price = 259.200 Euros

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 : 68327

Property Size: 110 m2

Property Lot Size: 381 m2

Bedrooms: 3

Bathrooms: 2

Reference: CC324000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€259,200

Key Information

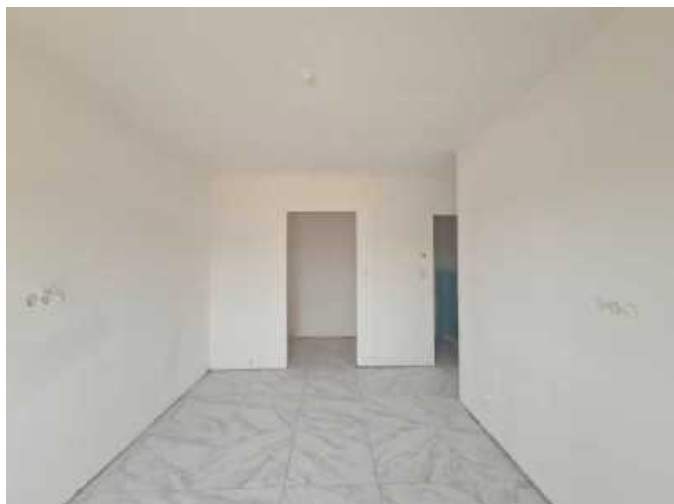
Property Features:

- Immediately Habitable

Location: Occitanie



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C. BAUER – Sunday Times

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S. and L. BROWN



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