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Superb Contemporary Single Storey Villa With 156 M2 Of Living Space On...

Bize Minervois , **Aude** , **Occitanie**



€648,000

inc. of agency fees

3 Beds 2 Baths 156 sqm 0.07 ha

Pleasant village with several restaurants, located at 5 minutes from Bize-Minervois, 15 minutes from Capestang, 25 minutes from Narbonne and 35 minutes...

At a Glance

Reference	MFH-LFR-MB648000E	Near to	Bize Minervois	Price	€648,000
Bed	3	Bath	2	Hab.Space	156 sqm
Land	0.07 ha	Pool	Yes	Land Tax	N/A

Property Description

Pleasant village with several restaurants, located at 5 minutes from Bize-Minervois, 15 minutes from Capetang, 25 minutes from Narbonne and 35 minutes from the beach !

Superb contemporary single storey villa (built in 2020) 156 m² of living space, offering 3 bedrooms (one is a master), a large living area of 70 m² with an open full equipped kitchen, a laundry room, 2 bathrooms, a garage of 35 m², on a 749 m² land (easy to maintain) with a pool, a terrace of 60 m² and a covered summer kitchen, fully equipped ! High standing ! Quiet place !

Ground = Hall of 3.94 m² with built in cupboards + WC of 3.40 m² (wash hand basin unit and cupboards) + spacious living room of 70 m² with sliding french windows on terrace and superb fully equipped open kitchen (large central island, several storages, electric oven, induction hob, built-in dish washer, sink) + fully equipped laundry room of 10.50 m² + garage of 35 m² (electric gate and mezzanine of 10 m² for office or storage) + corridor of 7 m² + bedroom of 14.29 m² (built-in cupboard) + bedroom of 12.47 m² (built-in cupboards) + bathroom of 8 m² (double basin unit, bath, italian walk-in shower, towel dryer) + master bedroom of 27 m² with windows on terrace, en suite shower room (basin unit, WC, italian walk-in shower, towel dryer) and dressing area.

Exterior = A pleasant garden easy to maintain of 749 m² with pool (south facing, chlory pool, 7x4m) + terrace of 60 m² with a bioclimatic pergola and fully equipped summer kitchen (cupboard, fridge, electric hob, sink and plancha).

Extras = Built in 2020 + wood burning stove + reversible air conditioning + tiled floor + double glazing + electric roller shutters + visiophone + alarm system + centralised exterior connecting music system + thermodynamic boiler (very efficient) + solar pannels (x8) + softener water + estimated amount of annual energy consumption for standard use: 716 Euros per year + annual land tax of 2250 Euros.

Price = 648.000 Euros (High 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 Geo-risks website: georisques.gouv.fr

Property Id : 56975

Property Size: 156 m2

Property Lot Size: 749 m2

Bedrooms: 3

Bathrooms: 2

Reference: MB648000E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€648,000

Key Information

Internal Area:	156 sqm
Land Area:	0.07 ha

Property Features:

- Immediately Habitable

Swimming Pool?	Yes
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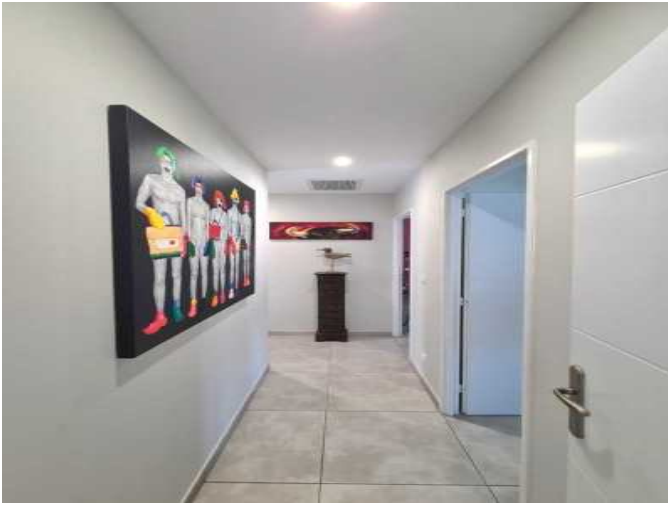
Location: Occitanie



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S. and L. BROWN



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