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Pleasant Traditional Single Storey Villa With 4 Bedrooms On A 1512 M2...

Puissalicon , Herault , Occitanie



€402,800

inc. of agency fees

4 Beds 1 Baths 138 sqm 0.15 ha

Pleasant village with all amenities (cafes, restaurant, bakery, etc.) just 5 minutes from Roujan, 15 minutes from Pezenas and 30 minutes from the beaches!Pleasant...

At a Glance

| | | | | | |
|------------------|------------------|----------------|-------------|------------------|----------|
| Reference | MFH-LFR-P415800E | Near to | Puissalicon | Price | €402,800 |
| Bed | 4 | Bath | 1 | Hab.Space | 138 sqm |
| Land | 0.15 ha | Pool | Yes | Land Tax | N/A |

Property Description

Pleasant village with all amenities (cafes, restaurant, bakery, etc.) just 5 minutes from Roujan, 15 minutes from Pezenas and 30 minutes from the beaches!

Pleasant traditional single storey villa (4 sides, 1999, in good condition), offering a living area of 138 m², it consists of 4 bedrooms, a shower room, a living room of 40 m², a modern and fully equipped kitchen of 20 m², a utility/laundry room and a large garage! All set on a 1512 m² land, with swimming pool, terrace with barbecue on the kitchen side and large covered terrace on the pool side! Quiet!

Ground = 8 m² entrance hall with cupboard + WC of 2 m² + large, modern, fully-equipped 20 m² kitchen (central island, base units, gas hob, hood, electric oven, dishwasher, double sink and french doors onto terrace with barbecue) + utility/laundry room of 11 m² with WC + living room of 40 m² with 2 french doors onto a large terrace (pool side) as well as an insert fireplace + large hallway of 8 m² + shower room of 8 m² (double washbasin unit, shower) + 3 bedrooms of 11 m² (two with cupboards) + bedroom (or office) of 10 m² + access to garage of 30 m² with mezzanine.

Exterior = 1512 m² of land + 8.70×4.20m salt water swimming pool (1.50m deep) + terrace on kitchen side with barbecue + large 33 m² covered terrace (on pool side), south facing.

Miscellaneous = Built in 1999 + in perfect condition + tiled floor + double glazing + wooden shutters + gas central heating with underground tank + insert fireplace + mains drainage + estimated amount of annual energy consumption for standard use: between 1740 Euros and 2410 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1600 Euros.

Price = 402.800 Euros (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 : 67962

Property Size: 138 m2

Property Lot Size: 1,512 m2

Bedrooms: 4

Bathrooms: 1

Reference: P415800E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

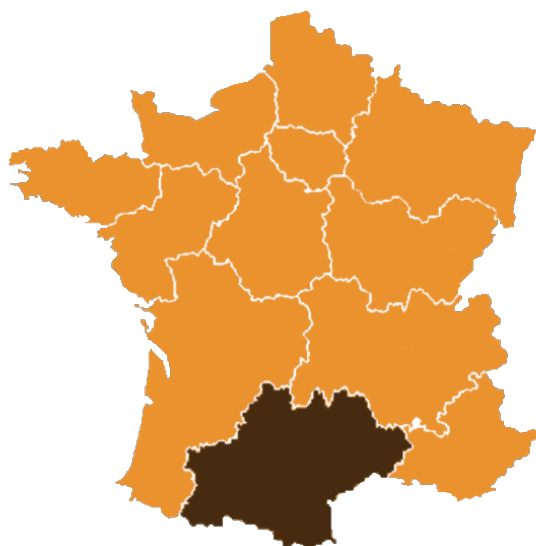
Summary

| | |
|----------------|--------------|
| Property type: | Modern Villa |
| Bedrooms: | 4 |
| Bathrooms | 1 |
| Price | €402,800 |

Key Information

| | |
|-------------------------|---------|
| Internal Area: | 138 sqm |
| Land Area: | 0.15 ha |
| Property Features: | |
| • Immediately Habitable | |
| Swimming Pool? | Yes |

Location: Occitanie

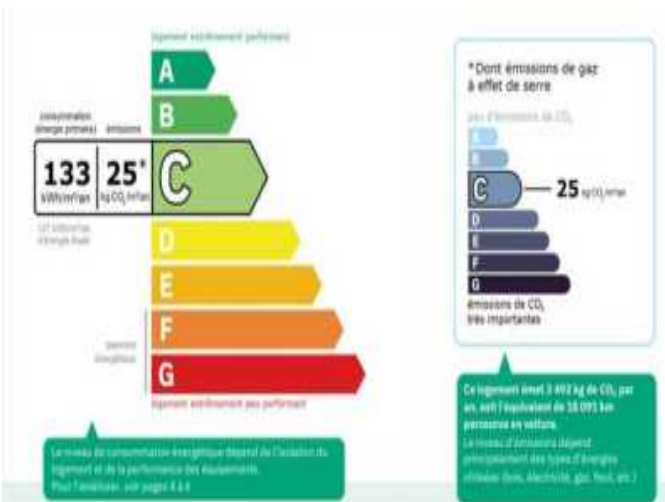


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S. and L. BROWN



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