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Magnificent Villa With Main House And Guest House On A 1001 M2 Plot With...

Roquebrun , Herault , Occitanie



€483,428

inc. of agency fees

4 Beds

3 Baths

Hamlet in the heart of the Orb valley, 5 minutes from Roquebrun (beautiful village with several restaurants, cafe, grocery shop, local artisan:), 15 minutes...

At a Glance

Reference MFH-LFR-R483428E

Near to Roquebrun

Price €483,428

Bed 4

Bath 3

Land Tax N/A

Pool Yes

Property Description

Hamlet in the heart of the Orb valley, 5 minutes from Roquebrun (beautiful village with several restaurants, cafe, grocery shop, local artisan:), 15 minutes from Cessenon-sur-Orb (sought-after village with all amenities) and 50 minutes from the beaches !

Magnificent villa (built in 2007) with a main house of 114 m² including 3 bedrooms (one is a master suite), 2 bathrooms, a laundry room, a beautiful bright living area with its large windows overlooking the pool and the surrounding hills, high ceilings and a fully-equipped open-plan kitchen with living room ! There is also a guest house of about 20 m² with independent access offering a bedroom with en suite shower room (ideal for seasonal rental). Set on a 1001 m² south-facing plot with a swimming pool and exceptional views of the surrounding hills and vineyards, a large terrace, a summer kitchen and a garden shed ! Sold fully furnished ! Situated in the heart of the garrigue, in an idyllic setting !

Main house of 114 m²

Ground = Entrance hall of 4.31 m² + corridor of 4.04 m² + laundry room of 4.28 m² + bedroom of 11.46 m² (built-in wardrobe, reversible air conditioning, French window onto terrace) + bedroom of 11.46 m² (built-in wardrobe, reversible air conditioning, French window onto terrace) + shower room of 6.81 m² (double basin unit, Italian shower, heated towel rail, WC) + 6 m² terrace opposite the 2 bedrooms, with magnificent views.

Garden level (-1) = Bright 47 m² living room (2 large bay windows overlooking the swimming pool, very high ceiling over 4m high and its beautiful roof frame), it offers a fully-equipped open-plan kitchen area (base units, sink, built-in dishwasher, induction hob, hood, fridge-freezer, electric oven, microwave) as well as a lounge area with a wood-burning stove + WC of 1.64 m² + 2 m² cupboard + master suite of 20 m² with bedroom (French doors onto terrace and reversible air-conditioning) and en-suite bathroom (bath, Italian shower, double washbasin unit, heated towel rail).

Guest house of 20 m²

To the right of the main house, a 20 m² guest house with independent access comprising a bedroom (French doors onto outside, lovely views and reversible air-conditioning) with en-suite shower room (Italian shower, washbasin unit, heated towel rail, WC).

Exterior = Plot of 1001 m² + large terrace with covered area including summer kitchen (sink, induction hob, barbecue) + heated (heat pump 2019) south-facing swimming pool with breathtaking views (chlorine pool, 8x4m, mosaic tiles, all joints redone in 2022, depth from 1.40m to 1.85m) + garden shed of 12 m² + terrace of 6 m² at bedroom level + 2 parking spaces at the front of the house.

Miscellaneous = Built in 2007 + house available for sale from september on (due to seasonal lets) + sold fully furnished + water softener + Godin wood-burning stove + reversible air conditioning in the bedrooms + electric heating + double glazing + electric roller shutters and wooden shutters + tiled floor + estimated amount of annual energy consumption for standard use: between 1629 Euros and 2205 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1100 Euros + some refreshments to foresee + ideal for summer rentals.

Price = 483.428 Euros (Breathtaking views !)

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 : 65081

Property Size: 134 m2

Property Lot Size: 1,001 m2

Bedrooms: 4

Bathrooms: 3

Reference: R483428E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	3
Price	€483,428

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

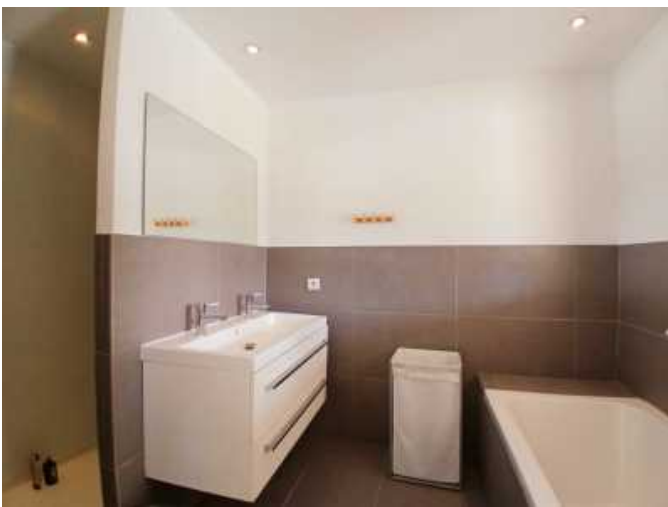
Location: Occitanie



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