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## Exceptional Location For This Villa With 130 M2 Of Living Space On A 2746...

Faugeres , Herault , Occitanie



€428,000

inc. of agency fees

3 Beds

1 Baths

Between sea and mountains,  
charming village with some  
amenities less than 10 minutes  
from all shops and Bedarieux, 25  
minutes from Beziers and the  
highway,...

### At a Glance

Reference MFH-LFR-  
FB449000E

Bed 3

Near to Faugeres

Bath 1

Pool Yes

Price €428,000

Land Tax N/A

### Property Description



Between sea and mountains, charming village with some amenities less than 10 minutes from all shops and Bedarieux, 25 minutes from Beziers and the highway, 35 minutes from the beaches.

On the height of the village, in a peaceful natural very private environment, superb villa offering 130 m<sup>2</sup> of living space including 3 bedrooms and various terraces with breathtaking views, plus a garage. The house is located on a 2746 m<sup>2</sup> plot that could accept a pool. A real coup de cœur !

Ground = Entrance of 4.5 m<sup>2</sup> + living room of 37 m<sup>2</sup> with a 3 m<sup>2</sup> balcony and breathtaking views + separate and equipped kitchen of 16 m<sup>2</sup> (hob, extractor hood, oven, microwave, dishwasher, fridge/freezer, sink) giving onto a large terrace of 18 m<sup>2</sup> + laundry room of 7.7 m<sup>2</sup> with direct access to the garage of 25 m<sup>2</sup> + WC.

1st = Landing of 8 m<sup>2</sup> + bedroom of 16.2 m<sup>2</sup> with terrace of 22 m<sup>2</sup> + 2 bedrooms of 13 m<sup>2</sup> each, one with built-in dressing room + bathroom of 10 m<sup>2</sup> (walk-in shower, spa bath, storage, double sink).

Exterior = Wooded garden of 2746 m<sup>2</sup> + parking spaces for several cars and camper van + possibility to install a pool on the wooden terrace or to build one + cellar of 40 m<sup>2</sup> + covered terrace of 30m<sup>2</sup> + former kennel.

Extras = Annual property tax of 1000 Euros + solar panels (auto consumption for reversible air conditioning and thermodynamic boiler) + estimated amount of annual energy consumption for standard use: between 700 Euros and 1000 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + reversible air conditioning + double glazing + electric shutters + micro station from 2012 (septic tank up to standards) + awning.



Price = 428.000 Euros (Exceptional environment !)

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](http://georisques.gouv.fr)

Property Id : 67073

Property Size: 130 m2

Property Lot Size: 2,746 m2

Bedrooms: 3

Bathrooms: 1

Reference: FB449000E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden



## Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	1
Price	€428,000

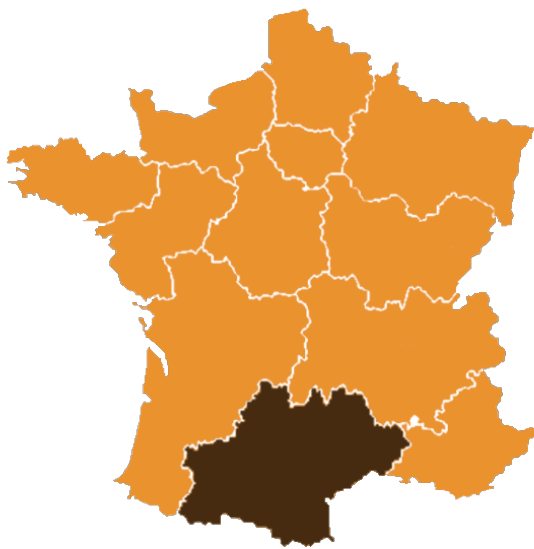
## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie





## Gallery



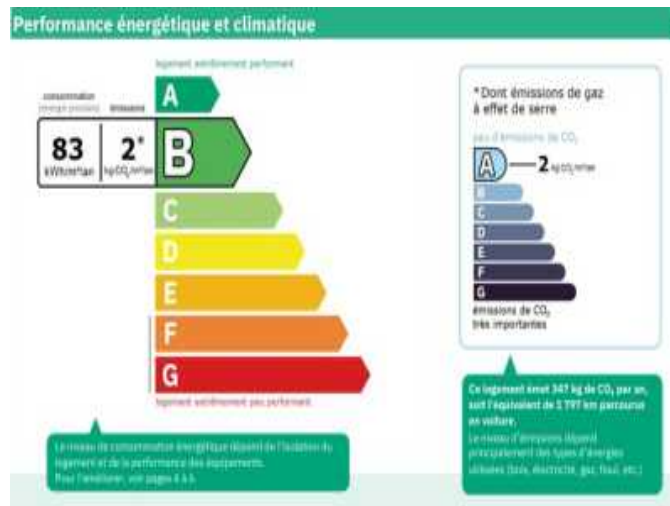














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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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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**



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**S. and L. BROWN**



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