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Beautiful Villa With 155 M2 Living Space On 2780 M2 Of Land With Swimming...

Laurens , Herault , Occitanie



€485,000

inc. of agency fees

5 Beds 2 Baths 155 sqm 0.28 ha

Large, dynamic village with schools, restaurants and cafes, supermarkets, medical centre, : 20 minutes from Beziers, 20 minutes from Pezenas and 25 minutes...

At a Glance

Reference MFH-LFR-ML485000E

Bed 5

Land 0.28 ha

Near to Laurens

Bath 2

Pool Yes

Price €485,000

Hab.Space 155 sqm

Land Tax N/A

Property Description

Large, dynamic village with schools, restaurants and cafes, supermarkets, medical centre, : 20 minutes from Beziers, 20 minutes from Pezenas and 25 minutes from the beaches.

Situated in a dynamic village, this house built in 1997 offers a very pleasant living environment with comfort, space and beautiful views. With 155 m² of living space including 5 bedrooms and 2 bathrooms, it sits on 2780 m² of beautifully landscaped grounds with a bean-shaped swimming pool, perfect for relaxing in summer. The impressively large 160 m² basement opens up a host of possibilities: recording studio, gym, home cinema or professional space: It's up to you to imagine your project in this space full of potential.

Courtyard level = 77 m² garage + 3 rooms (53 m², 16 m² and 11.5 m²) + 2 bedrooms (11 m² and 12 m²) + 3.6 m² shower room (shower, WC, washbasin).

Garden level = 6 m² entrance hall + 56 m² living room + 10 m² fitted kitchen (wall and floor units, oven, hob, fridge, dishwasher) + 2 bedrooms of 9 m² and 9.5 m² with built-in closets + 6 m² bathroom (shower, bath, washbasin) + WC + 10.3 m² en suite bedroom with 2 m² shower room (Italian shower, washbasin) and 4.8 m² dressing room.

Exterior = Bean-shaped swimming pool (8×4.5 m) with attractive, easy-to-maintain surrounding garden + attractive 50 m² terrace + parking space in front of the house + lovely interior courtyard.

Miscellaneous = Reversible air-conditioning + central vacuuming + estimated amount of annual energy consumption for standard use: between 1410 Euros and 1950 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax 3155 Euros + built in 1997.

Price = 485.000 Euros (Nice villa with potential !)

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 : 68086

Property Size: 155 m2

Property Lot Size: 2,780 m2

Bedrooms: 5

Bathrooms: 2

Reference: ML485000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

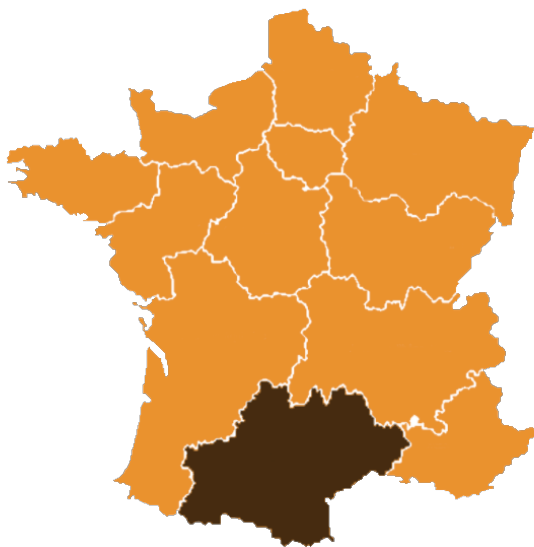
Summary

Property type:	Modern Villa
Bedrooms:	5
Bathrooms	2
Price	€485,000

Key Information

Internal Area:	155 sqm
Land Area:	0.28 ha
Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie



Gallery

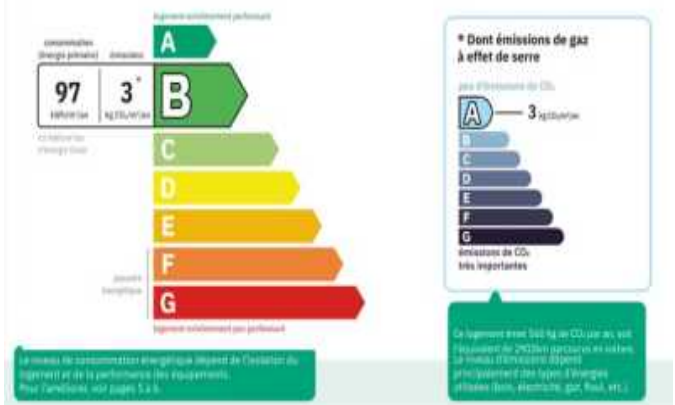








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C. BAUER – Sunday Times

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S. and L. BROWN



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