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## High-Potential Villa With Swimming Pool And Large Plot, Close To The Sea...

Beziers , Herault , Occitanie



€345,600

inc. of agency fees

4 Beds

2 Baths

Lively village with all shops and restaurants, 10 minutes from Beziers, 20 minutes from Narbonne and 10 minutes from the beaches. Located in a lively,...

### At a Glance

**Reference** MFH-LFR-NB356400E

**Bed** 4

**Near to** Beziers

**Bath** 2

**Pool** Yes

**Price** €345,600

**Land Tax** N/A

### Property Description

Lively village with all shops and restaurants, 10 minutes from Beziers, 20 minutes from Narbonne and 10 minutes from the beaches.

Located in a lively, sought-after village, just 20 minutes from the Mediterranean beaches and 10 minutes from Beziers, this villa built in 1984 offers a peaceful, sunny living environment, in the heart of a dynamic environment with all shops within walking distance. Set in a generous 1255 m<sup>2</sup> wooded plot with swimming pool, the property comprises two independent dwellings. On the ground floor, a 35 m<sup>2</sup> apartment ideal for entertaining or for a rental project. Upstairs, a bright 4-bedroom 115 m<sup>2</sup> apartment. Although some renovation work is required (total refreshment), this house offers rare potential for creating a main or second home with character, with the possibility of regular income.

Ground = Separate apartment with private courtyard and independent access: entrance to 20 m<sup>2</sup> living room/un-equipped kitchen + 2 rooms of 6 m<sup>2</sup> and 9 m<sup>2</sup> + 1.5 m<sup>2</sup> shower room (shower, washbasin, WC) + 33 m<sup>2</sup> garage + 9 m<sup>2</sup> storage room + 10 m<sup>2</sup> basement cellar + shower.

1st = Entrance via 11.5 m<sup>2</sup> veranda + 2.4 m<sup>2</sup> entrance hall + 22.4 m<sup>2</sup> living room with fireplace opening onto 15 m<sup>2</sup> mezzanine and 50 m<sup>2</sup> sloping leisure room (14 m<sup>2</sup> above 1m60) + 11.7 m<sup>2</sup> non-equipped kitchen + 6 m<sup>2</sup> hallway + 5.4 m<sup>2</sup> bathroom (bath, shower, 2 basins) + 4 bedrooms (9 m<sup>2</sup>, 9 m<sup>2</sup>, 8.5 m<sup>2</sup> and 9 m<sup>2</sup>) + WC.

Exterior = Private garden with independent access for ground floor apartment + garden around the house + 8x5m pool.

Miscellaneous = Annual property tax of 2400 Euros + estimated amount of annual energy consumption for standard use: 2036 Euros per year (including subscriptions) + renovation (paint, bathroom, kitchen, electrical updates, heating etc.) + heat-recovery fireplace and electric heating.

Price = 345.600 Euros (High 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 : 69665

Property Size: 150 m2

Property Lot Size: 1,255 m2

Bedrooms: 4

Bathrooms: 2

Reference: NB356400E

### **Other Features**

Immediately Habitable

Near the coast

Outside space

Private parking/Garage

Renovation required

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€345,600

Key Information

Property Features:

- Immediately Habitable

Swimming Pool?      Yes

Location: Occitanie



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

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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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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