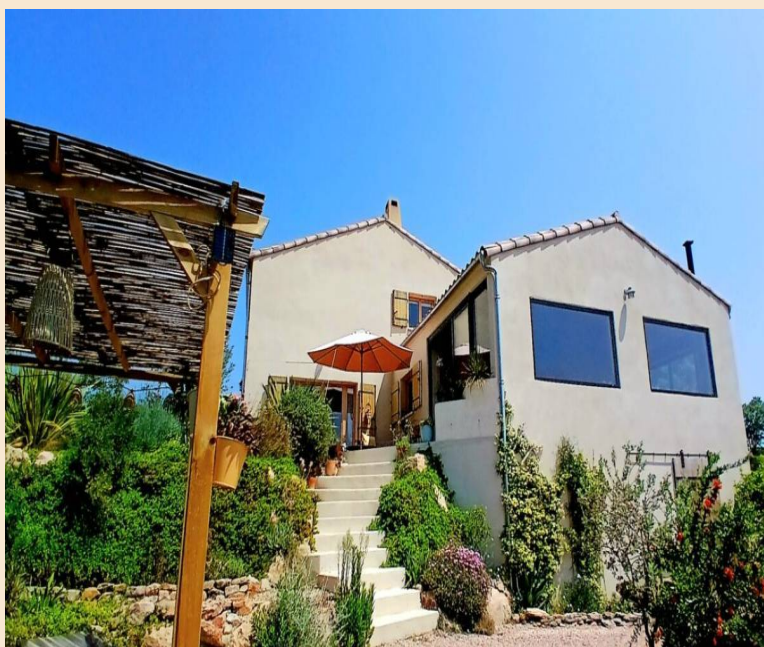


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Elegant And Charming Villa With 145 M2 Of Living Space On A 1675 M2 Landscaped...

Cruzy , Herault , Occitanie



€453,600

inc. of agency fees

3 Beds

2 Baths

Picturesque and charming village with grocery store, post office and cafe/restaurant, located 5 minutes from Bize-Minervois, 10 minutes from Capestang...

At a Glance

Reference MFH-LFR-MC453600E

Bed 3

Near to Cruzy

Bath 2

Pool Yes

Price €453,600

Land Tax N/A

Property Description

Picturesque and charming village with grocery store, post office and cafe/restaurant, located 5 minutes from Bize-Minervois, 10 minutes from Capestang (a vibrant village along the Canal du Midi), 30 minutes from Narbonne and 40 minutes from the beaches !

Elegant and charming villa built in 2022, offering a living area of 145 m², comprising 3 bedrooms (including a master suite), 2 bathrooms/shower rooms, a living space with a beautiful open-plan kitchen and a lounge featuring a 6-meter-high ceiling, a utility/laundry room, a large veranda, as well as cellars. Set on a beautifully landscaped and well-maintained plot of 1675 m², offering exceptional views ! The grounds are suitable for the construction of an infinity pool to fully enjoy the breathtaking scenery ! This charming villa will captivate you with its high-quality materials and its natural, contemporary decoration ! Located in a peaceful and picturesque village, in the heart of nature !

Basement = 2 large cellars of 28 m² and 26 m².

Ground = Entrance into a 54 m² open-plan living space offering a lounge area with an impressive ceiling height of over 6 meters, a bay window opening onto the terrace, and a charming open kitchen (large concrete and terracotta table, multiple storage cupboards, sink, gas piano cooker, built-in dishwasher) + a 6.32 m² utility/pantry room with additional storage + magnificent 30 m² veranda that can serve as a dining room or leisure area, with breathtaking views through its large panoramic windows + 2.78 m² hallway with cupboards + 11.66 m² bedroom + 11.19 m² bedroom + 5.92 m² bathroom (vanity unit, bathtub, heated towel rail) + 1.70 m² WC.

1st = Master suite totaling 22 m², offering a bedroom, a dressing area and a shower room with (shower, double vanity unit, WC).

Exterior = A magnificent, beautifully landscaped and maintained 1675 m² plot + rainwater collection tank + drip irrigation system + pool-ready plot suitable for a large infinity pool

(spectacular views) + several parking spaces at the front of the house with gravel driveway.

Sundry = High-quality construction from 2022 + double glazing + wooden shutters + pellet stove + magnificent travertine flooring + beautiful wooden doors + 6-meter-high ceiling in the living room + spectacular views + connected to mains drainage + natural materials in line with modern trends + estimated amount of annual energy consumption for standard use: between 430 Euros and 630 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax estimated at about 1500 Euros.

Price = 453.600 Euros (Truly magnificent !)

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 : 70759

Property Size: 145 m²

Property Lot Size: 1,675 m²

Bedrooms: 3

Bathrooms: 2

Reference: MC453600E

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€453,600

Key Information

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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