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## A Lovely Languedocienne Architect Villa With 3 Bedrooms, Garage, Terraces...

Beziers , Herault , Occitanie



**€405,000**

inc. of agency fees

3 Beds

1 Baths

A vibrant and historical city, the oldest in France, with all restaurants, shops and markets, theatre, train station : 20 minutes to the beach, 15 minutes...

### At a Glance

**Reference** MFH-LFR-B405000E

**Bed** 3

**Near to** Beziers

**Bath** 1

**Pool** Yes

**Price** €405,000

**Land Tax** N/A

### Property Description

A vibrant and historical city, the oldest in France, with all restaurants, shops and markets, theatre, train station : 20 minutes to the beach, 15 minutes to the airport and the motorways.

A lovely Languedocienne architect villa, single storey, built in a Provencale style, in 1998, well maintained, offering 111 m<sup>2</sup> of living space on a plot of 403 m<sup>2</sup> with a garage and a pool, situated in a central, but quiet residential area in the city. The house offers 3 bedrooms, a traditional kitchen, a bright cathedral ceiling lounge and diner, an office, 1 large bathroom, a garage and an internal courtyard with barbecue, with a garden, terraces and a pool, on an enclosed low maintenance plot. A comfortable home, easy to maintain, all on one floor, perfect lock up and leave or investment property.

Interior = Entrance of 3 m<sup>2</sup> + lounge of 24 m<sup>2</sup> + dining area of about 18 m<sup>2</sup> with doors onto the terrace and into the courtyard of 19 m<sup>2</sup> + open traditional kitchen of 5 m<sup>2</sup> + laundry room of 4 m<sup>2</sup> + bedroom of 9 m<sup>2</sup> with built in wardrobe + bedroom of 10.5 m<sup>2</sup> with a built in closet + bedroom of 11.3 m<sup>2</sup> with a built in wardrobe and door onto a terrace + bathroom of 11.2 m<sup>2</sup> (bath, shower, double sink) + separate WC of 1.5 m<sup>2</sup> + office of 7 m<sup>2</sup> + garage of 17 m<sup>2</sup> with access to the courtyard.

Exterior = A private enclosed plot of 403 m<sup>2</sup> offering a gated drive and a low-maintenance garden on 3 sides of the house, with terraces and a triangular shaped pool of about 4x7m.

Sundry = Central but quiet location + electric heating + town water + mains sewage + double glazing + annual property tax 2218 Euros + foresee updating heating + estimated amount of annual energy consumption for standard use: between 1630 Euros and 2240 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + possible to rent at 1200 Euros per month or per week if seasonal lets.

Price = 405.000 Euros (Fabulous location - not to be missed !)

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 : 71493

Property Size: 111 m2

Property Lot Size: 403 m2

Bedrooms: 3

Bathrooms: 1

Reference: B405000E

### **Other Features**

Courtyard

Immediately Habitable

Near the coast

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	1
Price	€405,000

Key Information

Property Features:

- Courtyard
- 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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## Testimonials

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**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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