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## Spacious Villa With 5 Bedrooms On A 3195 M2 Plot With Pool Near The Sea.

**Beziers , Herault , Occitanie**



**€599,500**

inc. of agency fees

5 Beds

3 Baths

A popular village with all restaurants and shops and a market 3 times a week, 5 minutes to the beach, 10 minutes from Beziers, the airport and the A9 motorway. A magnificent villa, a fabulous holiday home...

### At a Glance

**Reference** MFH-LFR-SB654000E

**Bed** 5

**Near to** Beziers

**Bath** 3

**Pool** Yes

**Price** €599,500

**Land Tax** N/A

### Property Description

A popular village with all restaurants and shops and a market 3 times a week, 5 minutes to the beach, 10 minutes from Beziers, the airport and the A9 motorway.

A magnificent villa, a fabulous holiday home or permanent residence, situated in a quiet area of a busy

village near the sea, just a few steps from all amenities, ready to move into immediately. The house offers 182 m2 of living space over 2 floors with garage, terraces and above ground pool on a mature private plot of 3195 m2. Currently comprising of a high-quality open plan kitchen / diner, a lounge, 4/5 bedrooms, 2/3 bathrooms. A very comfortable and easy to maintain home on a large and south-west facing enclosed plot. Beautiful holiday home with letting potential or an enviable permanent residence.

Ground = Entrance hall of 8.83 m2 + luminous and generous lounge of 38.50 m2 with an open fireplace and leading into a modern quality kitchen of 23 m2 with a sculpted central island and dining area (units and integrated appliances included) and doors to a terrace of 39.25 m2 + bedroom of 15.58 m2 + bedroom of 12.47 m2 + bedroom of 15.15 m2 with a shower + all bedrooms with their respective wardrobes + bathroom of 7.50 m2 (shower and sink) + 2 separate Wcs + office area off the kitchen of 10.50 m2 with doors to the terrace and pool + corridor and cupboards of about 10 m2 + cellar of 17.50 m2 + garage of 22.50 m2.

1st = Lounge area/bedroom of 34 m2 (converted attic) + bedroom of 14 m2.

Sundry = Reversible air-conditioning + open fireplace + mains water and sewage + roof in good condition + double glazing and electric shutters + vide sanitaire footprint of the house + above ground pool (possible to semi-submerge a pool) + habitable immediately + quiet area + 5 minutes to beach + property tax of 1907 € + estimated amount of annual energy consumption for standard use: between 1147 € and 1551 € per year. Average energy prices indexed to the year 2022 (including subscriptions)+ enclosed mature plot of 3195 m2 + in a flood zone, but not flooded in over 9 years + built in 1987.

Price = 599.500 € (Near the sea, a must see !)

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 : 32032

Property Size: 182 m2

Property Lot Size: 3,195 m2

Bedrooms: 5

Bathrooms: 3

Reference: SB654000E

### **Other Features**

Immediately Habitable

Near the coast

Outside space

Private parking/Garage

Rental Potential  
Swimming Pool  
With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	5
Bathrooms	3
Price	€599,500

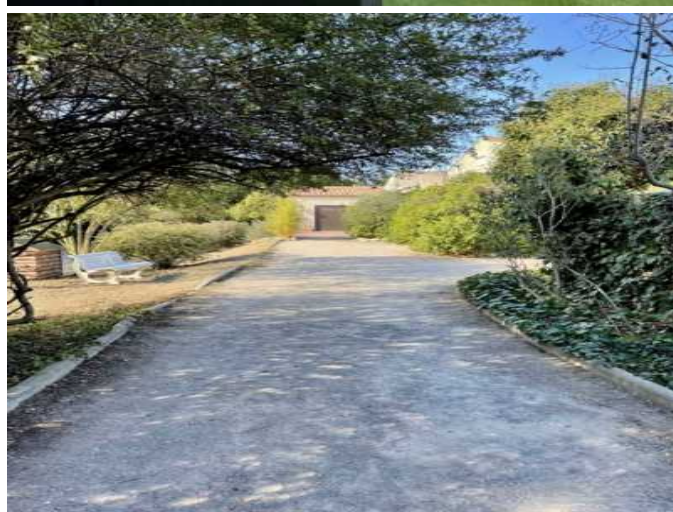
Key Information

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 calling 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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