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Beautiful And Spacious Villa With About 205 M2 Living Space On 1240 M2...

Laurens , Herault , Occitanie



€428,000

inc. of agency fees

6 Beds

4 Baths

Village with cafe-restaurant and school, 20 minutes from Beziers, 35 minutes from the coast and 35 minutes from Salagou lake. Large detached and spacious villa of about 205 m2 living space, including 6...

At a Glance

Reference MFH-LFR-
FLB428000E

Bed 6

Near to Laurens

Bath 4

Pool Yes

Price €428,000

Land Tax N/A

Property Description

Village with cafe-restaurant and school, 20 minutes from Beziers, 35 minutes from the coast and 35 minutes from Salagou lake.

Large detached and spacious villa of about 205 m2 living space, including 6 bedrooms and 4 bathrooms,

with a garage, on a plot of land of 1240 m² and with a nice pool and open views. Very good investment for summer rentals. Good location in the village.

Ground = Entrance onto a living room/equipped kitchen of 60 m² (upper and lower units, oven, gas hob, dishwasher and extractor fan) with patio doors opening onto a terrace of 30 m² + en suite bedroom of 17 m² with a bathroom of 12 m² (bath, washbasin, wc) + en suite bedroom of 18 m² with a washroom of 9 m² (shower, washbasin and wc) + bedroom of 12 m² + wc + laundry area.

1st = Hall of 14.4 m² + 2 bedrooms of 16.4 m² and 10.4 m² + en suite bedroom of 16 m² with a washroom of 4.6 m² (shower, washbasin and wc) + washroom of 5 m² (shower, washbasin and wc).

Exterior = Small constructible garden and vegetable plot + large tiled terrace with pool (10x5m) with liner + garage + pool shed.

Sundry = Double glazed windows + anti sliding tiling around the pool + electrical heating + manual rolling shutters + proximity of restaurant and school + rental income of 3000 € /week in high season.

Price = 428.000 € (Large and spacious villa, ideal for summer rental, in a touristic village)

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.

Property Id : 34245

Price: 428,000 €

Bedrooms: 6

Bathrooms: 4

Reference: FLB428000E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	6
Bathrooms	4
Price	€428,000

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



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