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## Contemporary Villa With 190 M2 Of Living Space On 1670 M2 With Pool And...

**Murviel Les Beziers , Hérault , Occitanie**



# €765,450

inc. of agency fees

4 Beds

2 Baths

Village with all shops and restaurants, train station, schools, 15 minutes from Beziers, 20 minutes from A9/A75 and 25 minutes from the coast. Contemporary single storey villa (2022) being currently finished,...

### At a Glance

<b>Reference</b>	MFH-LFR-M799900E	<b>Near to</b>	Murviel Les Beziers	<b>Price</b>	€765,450
<b>Bed</b>	4	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Village with all shops and restaurants, train station, schools, 15 minutes from Beziers, 20 minutes from A9/A75 and 25 minutes from the coast.

Contemporary single storey villa (2022) being currently finished, on a 1670 m2 fully fenced plot with infinity

pool, offering about 190 m<sup>2</sup> of living space including 4 bedrooms and 2 bathrooms. Modern and neutral colours. Large summer kitchen and south facing terrace with breathtaking views.

Interior = Entrance onto the living room/equipped kitchen of 78 m<sup>2</sup> (hob, electric oven and microwave, extractor and fridge/freezer), large patio doors opening onto a sun facing terrace + hall of 13 m<sup>2</sup> + 3 bedrooms of 11.7 m<sup>2</sup>, 14.3 m<sup>2</sup>, 12.8 m<sup>2</sup> + bathroom of 7.4 m<sup>2</sup> (bath, italian walk-in shower and washbasin) + WC + en suite bedroom of 17.9 m<sup>2</sup> with dressing room of 7.9 m<sup>2</sup> and washroom of 8 m<sup>2</sup> (italian walk-in shower and washbasin) + WC + garage of 54.4 m<sup>2</sup>.

Exterior = Plot of 1670 m<sup>2</sup> (but non officialy 1890 m<sup>2</sup>) + fenced land with large parking area and gate + infinity pool (9x5m ) + summer kitchen of 32 m<sup>2</sup> + borehole with automated water sprinkling system + proper petanque area.

Extras = Centralised reversible air conditioning + annual land tax of 2000 € + the house will be totally finished for the date of completion (enduits etc:)

Price = 765.450 € (Superb views, very modern)

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 : 34438

Price: 765,450 €

Bedrooms: 4

Bathrooms: 2

Reference: M799900E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Swimming Pool

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€765,450

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

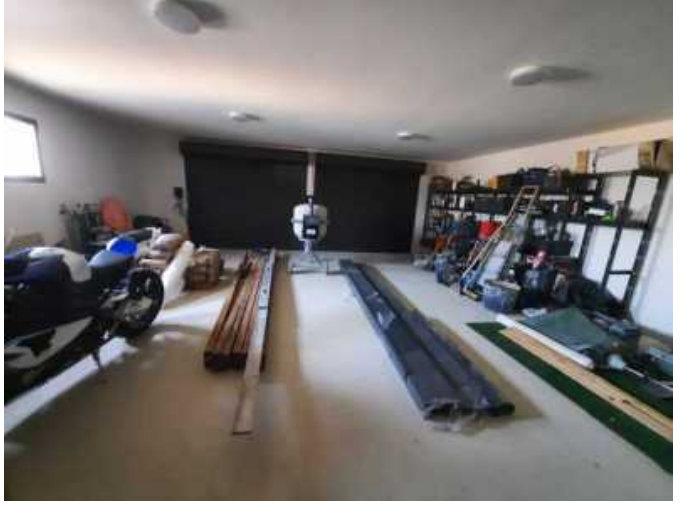
## Location: Occitanie



## Gallery







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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**

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.

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