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## In A Quiet Location, Villa With 5 Bedrooms On 5105 M2 Buildable Land With...

**Roujan , Herault , Occitanie**



# €742,500

inc. of agency fees

5 Beds

2 Baths

Charming village with all amenities, doctor, school, grocery store, 4 kilometers from Roujan, 15 minutes from the A9, 10 minutes from the A75, 25 minutes from the beaches, 20 minutes from Beziers and...

### At a Glance

**Reference** MFH-LFR-PR803000E

**Near to** Roujan

**Price** €742,500

**Bed** 5

**Bath** 2

**Land Tax** N/A

**Pool** Yes

### Property Description

Charming village with all amenities, doctor, school, grocery store, 4 kilometers from Roujan, 15 minutes from the A9, 10 minutes from the A75, 25 minutes from the beaches, 20 minutes from Beziers and Pezenas.

This house, located in a calm and exceptional environment on the edge of the countryside, offers a living space of about 195 m<sup>2</sup> with kitchen/living room, lounge, 5 bedrooms including a master suite, 2 bathrooms, 2 toilets, on a plot of 5105 m<sup>2</sup> of buildable land with a garage of 120 m<sup>2</sup>, a patio, a terrace, a swimming pool, an olive grove and breathtaking views !

Ground = Living room/kitchen of 63 m<sup>2</sup> with wood stove (oven, sink, extractor, gas hob, dishwasher, fridge, plenty of storage) + lounge of 20.50 m<sup>2</sup> with access to terrace + hallway of 1 m<sup>2</sup> + WC of 2 m<sup>2</sup> + bedroom of about 14 m<sup>2</sup> with cupboard and access to terrace + master suite of 20 m<sup>2</sup> with dressing room and access to terrace + hallway of 3 m<sup>2</sup> + bathroom of 5 m<sup>2</sup> (basin, shower, cupboards, mirror).

1st = Landing of 5.70 m<sup>2</sup> + two bedrooms of 15 m<sup>2</sup> and 17 m<sup>2</sup>, both with closet + WC of 1.5 m<sup>2</sup> + closet of 1.5 m<sup>2</sup> + shower room of 12 m<sup>2</sup> (double basin, shower, bath, mirror, storage, large wall cupboard).

Exterior = Landscaped garden with 8x12m swimming pool + pool house + terrace of 55 m<sup>2</sup> + patio of 80 m<sup>2</sup> + large parking space (possibility to park a campingcar) + garage of 120 m<sup>2</sup> + attic of 120 m<sup>2</sup> + carport + olive grove (and many olive trees spread over the entire land) + 3 accesses.

Extra = Property tax of 2450 Euros/year + double glazing + built in 2000 + 4 faces + quiet environment + no overlooking + 3 accesses + electric gate + videophone + estimated amount of annual energy consumption for standard use: between 1848 € and 2500 € per year. Average energy prices indexed to the year 2022 (including subscriptions).

Price = 742.500 € (Pleasant house in a quiet environment !)

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 : 37777

Property Size: 195 m<sup>2</sup>

Property Lot Size: 5,105 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Reference: PR803000E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Swimming Pool  
Terrace  
With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	5
Bathrooms	2
Price	€742,500

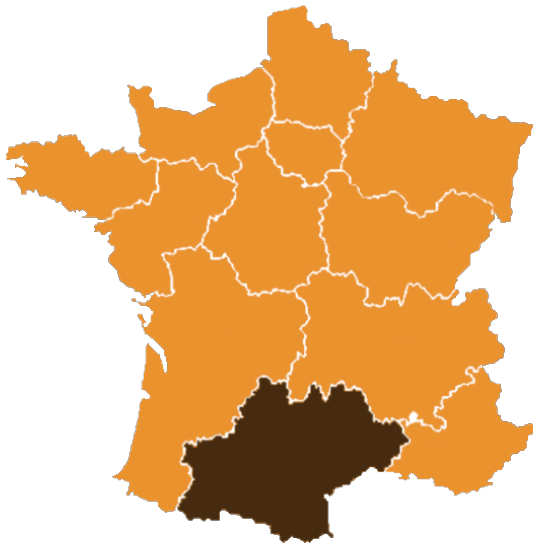
## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery







# DIAGNOSTIC DE PERFORMANCE ENERGETIQUE

## Consommations énergétiques

(en énergie primaire) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement, y compris la part de la production d'électricité à domicile

Consommation conventionnelle : 166 kWh<sub>ep</sub>/m<sup>2</sup>.an

## Emissions de gaz à effet de serre (GES)

pour le chauffage, la production d'eau chaude sanitaire et le refroidissement

Estimation des émissions : 5 kg<sub>CO2</sub>/m<sup>2</sup>.an





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**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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