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Fully Renovated Maison De Maitre With 5 Bedrooms, Garage, Spa And Superb...

Murviel Les Beziers , Herault , Occitanie



€324,000

inc. of agency fees

5 Beds

4 Baths

Pleasant village with all shops
(bar, restaurant, bakery,
supermarket:) located at 15
minutes from Beziers and 25
minutes from the beach !Fully
renovated...

At a Glance

Reference MFH-LFR-
TCM345600EB

Bed 5

Near to Murviel Les
Beziers

Bath 4

Pool No

Price €324,000

Land Tax N/A

Property Description

Pleasant village with all shops (bar, restaurant, bakery, supermarket:) located at 15 minutes from Beziers and 25 minutes from the beach !

Fully renovated maison de Maitre, with a contemporary style but still a touch of authenticity, this beautiful house is offering 223 m² of living space with superb volumes, 5 bedrooms in total (2 master bedrooms), 4 shower rooms, laundry room, office, large living room with open kitchen, garage, superb terrace of 50 m², plus a spa room ! Unique ! Sold fully furnished !

Ground = Large entrance of 15.60 m² + garage of 45.30 m² (electric gate, can receive 3 cars) + office or bedroom of 12.96 m² + corridor of 4.43 m² with wardrobe + laundry area of 4.51 m² with sink and hot water tank + entirely tiled spa of 20 m² with sauna, jacuzzi, french window, ventilation system, WC and hand wash basin).

1st = Superb staircase leading on a spacious living room of 65.66 m², nice bar with sink, fitted kitchen (american fridge, lower units, electric oven, gaz hob, hood) plus a lounge area + corridor of 2.36 m² + bedroom of 14.15 m² + shower room of 5.60 m² (shower, basin unit and WC) + en suite master bedroom of 22 m² with bedroom, cupboard, wardrobe, shower room (shower, basin unit and WC).

2nd = Hall of 8.50 m² + shower room of 4.22 m² (basin unit, shower and WC) + bedroom of 14.35 m² + cupboard for storage of 3.81 m² + en suite master bedroom of 25 m² with dressing, bedroom, cupboard, wardrobe and shower room (basin unit, shower and WC) + superb south west facing terrace of 50 m² with shower and covered summer kitchen (sink).

Extras = Fully renovated + sold fully furnished + double glazing + electric roller shutters + alarm

system + reversible air conditioning + electric heating + fireplace with bioethanol + estimated amount of annual energy consumption for standard use: between 1550 Euros and 2160 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) +

annual property tax of about 730 Euros.

Price = 324.000 Euros (Unique ! Ideal as a family home or for summer rentals !)

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

Property Id : 70996

Property Size: 223 m2

Bedrooms: 5

Bathrooms: 4

Reference: TCM345600EB

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€324,000

Key Information

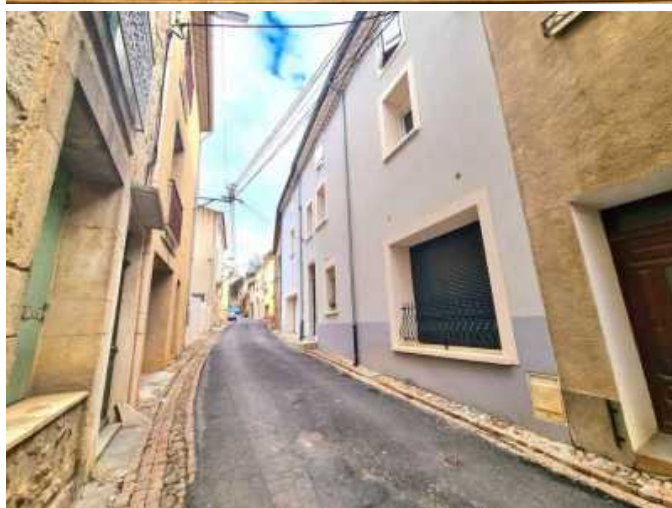
Property Features:

- Immediately Habitable

Location: Occitanie

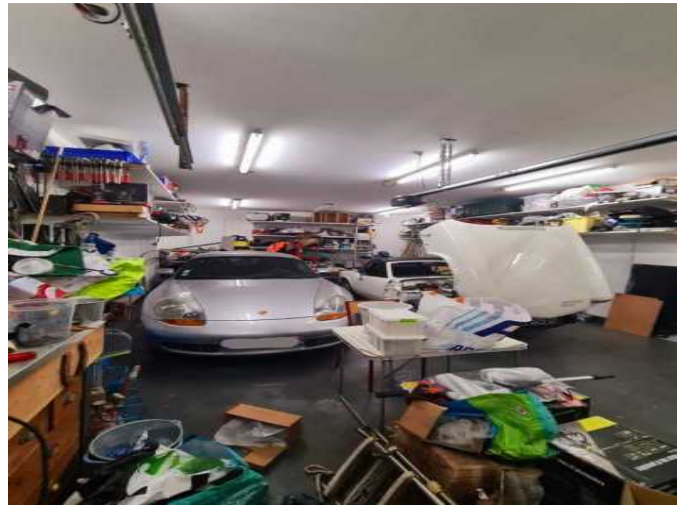


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S. and L. BROWN



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