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## Large Family Home With Gite On 2722 M2 In The Heart Of The Countryside,...

Villeneuve Les Beziers , Herault , Occitanie



**€663,400**

inc. of agency fees

5 Beds

4 Baths

Town with all shops, cafes and restaurants, schools, on the Orb river and Canal du Midi, 15 minutes from the coast, 15 minutes from Beziers/Cap d'Agde airport and 30 minutes from Montpellier airport. Large...

### At a Glance

**Reference** MFH-LFR-B699000E

**Bed** 5

**Near to** Villeneuve Les Beziers

**Bath** 4

**Pool** Yes

**Price** €663,400

**Land Tax** N/A

### Property Description

Town with all shops, cafes and restaurants, schools, on the Orb river and Canal du Midi, 15 minutes from the coast, 15 minutes from Beziers/Cap d'Agde airport and 30 minutes from Montpellier airport.

Large family home with 265 m2 of living space including 3 en suite bedrooms plus a 2 bedrooms gite of 80 m2, on a private land of 2722 m2 with pool. Large garage. Very good location, in a former wine domain with very few neighbours and at the doors of Beziers. Ideal for summer rentals.

Basement = 2 garages + cellar + laundry room.

Ground = Entrance hall of 9 m2 + living room/equipped kitchen of 85.5 m2 + en suite bedroom of 14 m2 with shower room of 10.6 m2 (shower, 2 washbasins, WC) + en suite bedroom of 17.6 m2 with shower room of 12.6 m2 (shower, bath, 2 washbasins, WC) and dressing + office/bedroom of 12.8 m2 + veranda of 22.3 m2 + smoking area of 7 m2 + hall of 11 m2 + pantry of 7 m2.

1st = Lounge of 21.5 m2 with access to an en suite bedroom of 17.7 m2 with dressing room and bathroom of 10 m2 (2 washbasins, bath, shower, WC).

Independent gite of 80 m2 with living room/kitchen, 2 bedrooms, shower room (shower, 2 washbasins, WC).

Exterior = Pool (8x4m, chlorine) + large garden with children area.

Extras = Town gas central heating and reversible air conditioning + town water + mains sewage + montant estime des depenses annuelles d'energie pour un usage standard : entre 1390 € et 1980 € par an. Prix moyens des energies indexes au 1er janvier 2021 (abonnements compris) + annual land tax of 4400 € + gite rented 1100 €/week.

Price = 663.400 € (Nice location, potential for business)

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 : 49484

Property Size: 345 m2

Property Lot Size: 2,722 m2

Bedrooms: 5

Bathrooms: 4

Reference: B699000E

## **Other Features**

Immediately Habitable

Latest properties

Near the coast

- Outside space
- Prestige
- Private parking/Garage
- Rental Potential
- Swimming Pool
- Terrace
- With Land/Garden

Summary

Property type:	House
Bedrooms:	5
Bathrooms	4
Price	€663,400

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.

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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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