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Nice Villa With 140 M2 Of Living Space On A Landscaped Plot Of 747 M2...

Lespignan , Hérault , Occitanie



€467,500

inc. of agency fees

4 Beds

2 Baths

Historic village with all amenities (bakery, supermarket, grocery, medical centre, sport infrastructure, archeological museum, schools, restaurants, bars:), at 15 minutes from Beziers and Narbonne, near...

At a Glance

Reference MFH-LFR-
NB467500E

Bed 4

Near to Lespignan

Bath 2

Pool Yes

Price €467,500

Land Tax N/A

Property Description

Historic village with all amenities (bakery, supermarket, grocery, medical centre, sport infrastructure, archeological museum, schools, restaurants, bars:), at 15 minutes from Beziers and Narbonne, near the Canal du Midi and only 15 minutes from the beach !

Close to nature and breathtaking landscapes this L-shaped house with about 140 m² of living space offers living room/fitted kitchen, master suite with dressing and shower room, 3 bedrooms, shower room and garage, on a 747 m² plot with large terrace and landscaped garden with pool.

Ground = Hallway of 5.16 m² + living room/fitted kitchen of 45m² + master bedroom of 21 m² with dressing and shower room + 2 bedrooms of 12 m² each + bedroom of 10 m² + shower room of 7 m² + WC of 2 m² + garage of 29 m² with heated upper floor of 26 m².

Exterior = Landscaped garden + terrace of 60 m² (of which 50 m² covered) + pool of 4x8m, treated with salt and guaranteed for life + car shelter of 23 m² + pool house of 12 m².

Miscellaneous = Property tax of 1240 Euros + RT 2012 + ducted air conditioning + water softener + solar panel 3.2 KWh + electric gate + estimated amount of annual energy consumption for standard use: between 410 € and 610 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + covered and uncovered parking + view.

Price = 467.500 €

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 : 41786

Bedrooms: 4

Bathrooms: 2

Reference: NB467500E

Other Features

Immediately Habitable

Near the coast

Outside space

Private parking/Garage

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€467,500

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



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C. BAUER – Sunday Times

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