

# Pretty Villa With 139 M2 Of Living Space, 4 Bedrooms, On 1077 M2 Of Private...

Saint Marcel Sur Aude, Aude, Occitanie





### At a Glance

| Reference MFH-LFR-<br>SAN415800E | Near to | Saint Marcel Sur<br>Aude | <b>Price</b> €415,800 |     |
|----------------------------------|---------|--------------------------|-----------------------|-----|
| Bed 4                            | Bath    | 2                        | Land Tax              | N/A |
|                                  | Pool    | Yes                      |                       |     |

#### **Property Description**

Village with all shops, bar, school, close to Le Somail, 40 minutes from Beziers, 20 minutes from Narbonne.

Pretty spacious and single storey villa (2004) with 139 m2 of living space including 4 bedrooms and 2 bathrooms, plus a summer lounge of 16 m2, on 1077 m2 of land with pool and no overlooking. Very good

location in a quiet area of the village.

Interior = Enrance hall of  $3.8 \text{ m}^2$  + living room/equipped kitchen of  $57 \text{ m}^2$  leading to a covered terrace of  $15 \text{ m}^2$  + hall of  $5.7 \text{ m}^2$  + 3 bedrooms of  $13 \text{ m}^2$ ,  $11.4 \text{ m}^2$  and  $11 \text{ m}^2$  with built-in cupboards + WC with handbasin + washroom of  $3.4 \text{ m}^2$  (washbasin and shower) + en suite bedroom of  $13 \text{ m}^2$  with bathroom of  $6.3 \text{ m}^2$  (bath, washbasin and WC).

Exterior = Nice landscaped land with 2 garden sheds + small wooden bar + pool (8x4m, salt, secured) + lounge summer of 16 m2 (could be converted into a summer kitchen of studio) + water sprinkling system with Bas Rhone water.

Extras = Reversible air conditioning + estimated amount of annual energy consumption for standard use: between 486  $\in$  and 658  $\in$  per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 2400  $\in$  + solar pannels for autoconsumption and resale + water softener + mosquito nets.

Price =  $415.800 \in (\text{Good location }!)$ 

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 : 43769 Property Size: 139 m2 Property Lot Size: 1,077 m2 Bedrooms: 4 Bathrooms: 2 Reference: SAN415800E

Other Features Immediately Habitable Outside space Private parking/Garage Rental Potential Swimming Pool Terrace With Land/Garden

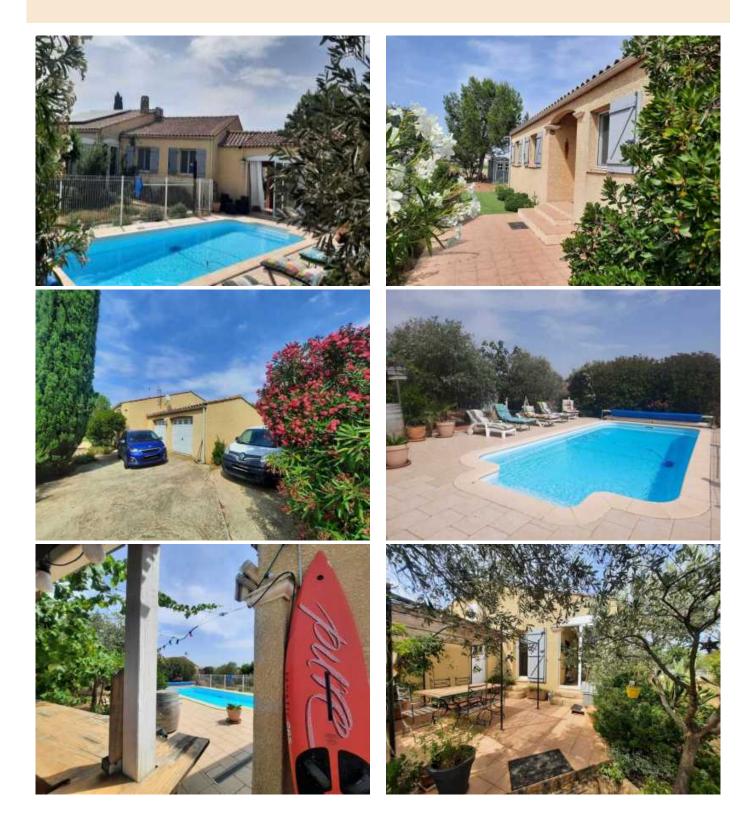
| Summary        |              | Key Information            |  |
|----------------|--------------|----------------------------|--|
| Property type: | Modern Villa | Property Features:         |  |
| Bedrooms:      | 4            | • Immediately<br>Habitable |  |
| Bathrooms      | 2            |                            |  |
| Price          | €415,800     | Swimming Pool? Yes         |  |
|                |              |                            |  |

## **Location: Occitanie**





# Gallery









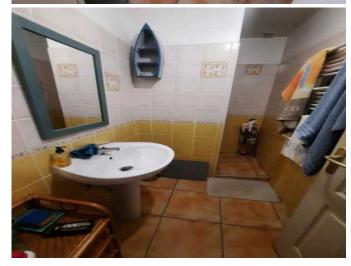


















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