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## Pleasant Single Storey Villa With 3 Bedrooms On A 571 M2 Plot With Terrace...

Beziers , Herault , Occitanie



**€346,500**  
inc. of agency fees

3 Beds

2 Baths

Big dynamic city with all shops, wellknown for its arena, located at 10 minutes from the motorway, 15 minutes from the beach and 1h from Montpellier. Pleasant single storey villa (4 faces, built in 2011)...

### At a Glance

**Reference** MFH-LFR-B346500E

**Near to** Beziers

**Price** €346,500

**Bed** 3

**Bath** 2

**Land Tax** N/A

**Pool** Yes

### Property Description

Big dynamic city with all shops, wellknown for its arena, located at 10 minutes from the motorway, 15 minutes from the beach and 1h from Montpellier.

Pleasant single storey villa (4 faces, built in 2011) offering a living space of 105 m2, comprising 3 bedrooms (one en suite), 2 bath/shower rooms, laundry room, living space with equipped open kitchen, on a 571 m2 plot with garden shed, above ground pool and terrace ! Just at the entrance of the city ! Very easy to maintain !

Ground = Entrance on the living room of 41.63 m2 and open equipped kitchen (central island, electric oven, electric hob, sink, hood) with french windows on garden and big sliding windows on terrace + corridor of 7.97 m2 with large cupboards + bedroom or office of 11.02 m2 + bedroom of 12.51 m2 with sliding cupboards + bathroom of 5.67 m2 (corner bath, basin unit, cupboards, electric towel dryer) + WC of 1.78 m2 + master bedroom of 14.65 m2 with en suite shower room (shower, basin unit) + laundry room of 10 m2 with access to the outside.

Exterior = Pleasant garden on 571 m2 + above ground pool (5x3m) + garden shed of about 8 m2 + several parking place on the alley + terrace of 24 m2.

Extras = Built in 2011 + reversible air conditioning + double glazing + electric roller shutters with centralised system + video interphone + centralised Hoover system + estimated amount of annual energy consumption for standard use: between 630 € and 930 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1580 €.

Price = 346.500 € (Pleasant ! Very easy to maintain !)

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 : 44824

Property Size: 105 m2

Property Lot Size: 571 m2

Bedrooms: 3

Bathrooms: 2

Reference: B346500E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€346,500

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie





## Gallery



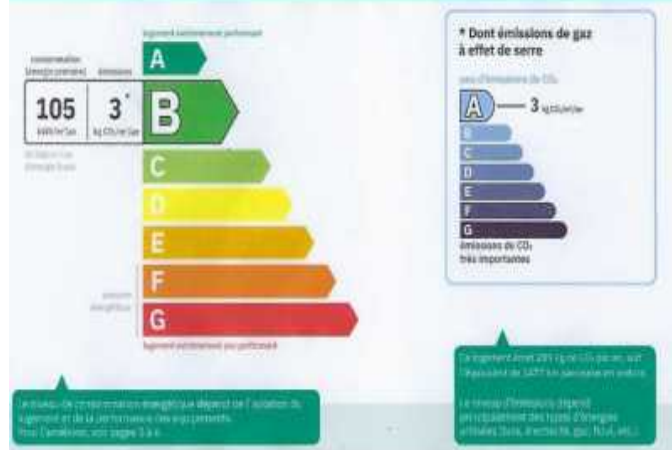








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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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