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Pretty Single Storey Villa With 120 M2 Of Living Space On 700 M2 With...

Laurens , Hérault , Occitanie



€387,000

inc. of agency fees

4 Beds

2 Baths

Village with all shops and restaurants, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river. Pretty single storey villa with 120 m2 of living space including 4 bedrooms...

At a Glance

Reference MFH-LFR-SLA419000E

Bed 4

Near to Laurens

Bath 2

Pool Yes

Price €387,000

Land Tax N/A

Property Description

Village with all shops and restaurants, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river.

Pretty single storey villa with 120 m2 of living space including 4 bedrooms and 2 bathrooms, located in a

quiet small residential area very close to the centre of the village, on a landscaped plot of 700 m2 with pool, no overlooking and nice views.

Ground = Entrance on living room/equipped kitchen of 38 m2 (upper and lower units, sink, electrical oven, hob, micro-wave, dishwasher, fridge, extractor fan) + hall of 5.95 m2 + 3 bedrooms of 9.5 m2, 9 m2 and 8.9 m2 + shower room of 4 m2 (washbasin and italian walk-in shower) + en suite bedroom of 9 m2 with bathroom of 6 m2 (bath and washbasin) + WC with handbasin.

Exterior = Large tiled terrace + mediterranean plants + heated pool (8x4m, chlorine) + private and quiet + borehole and water sprinkling system + existing planning permission for a summer kitchen and outdoor bathroom + exterior WC + private parking area on the side of the house.

Extras = Centralised reversible air conditioning and wood stove + estimated amount of annual energy consumption for standard use: between 411 € and 557 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1058 € + the coatings will be finished for the sale.

Price = 387.000 € (Pretty home, charming and comfortable)

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 : 45988

Property Size: 120 m2

Property Lot Size: 700 m2

Bedrooms: 4

Bathrooms: 2

Reference: SLA419000E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

| | |
|----------------|--------------|
| Property type: | Modern Villa |
| Bedrooms: | 4 |
| Bathrooms | 2 |
| Price | €387,000 |

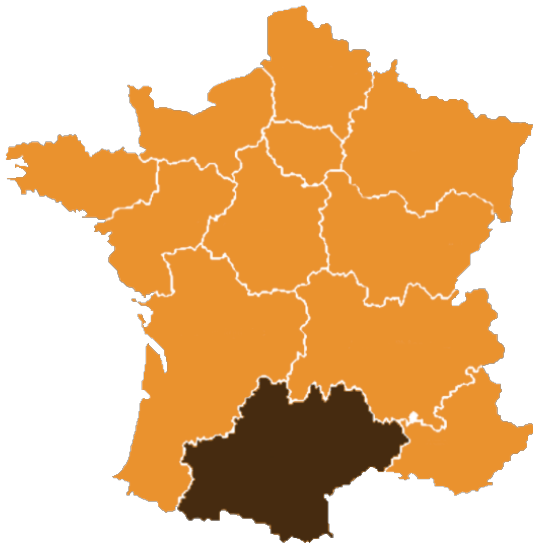
Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



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C. BAUER – Sunday Times

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