

[Click to view MFH-LFR-P425000E](#)

Beautiful Bastide With 120 M2 Of Living Space On A Very Nice Plot Of 1060...

Pezenas , Herault , Occitanie



€410,400

inc. of agency fees

4 Beds

2 Baths

Village with shops and cafe/restaurant, 25 minutes from Beziers, 15 minutes from Pezenas, 20 minutes from the motorway and 25/30 minutes from the Bassin de Thau/coast. Beautiful bastide (2009), offering...

At a Glance

Reference MFH-LFR-P425000E

Near to Pezenas

Price €410,400

Bed 4

Bath 2

Land Tax N/A

Pool Yes

Property Description

Village with shops and cafe/restaurant, 25 minutes from Beziers, 15 minutes from Pezenas, 20 minutes from the motorway and 25/30 minutes from the Bassin de Thau/coast.

Beautiful bastide (2009), offering 120 m2 of living space including 4 bedrooms and 2 bathrooms, with an

neutral and lovely interior decoration, on a plot of 1060 m2 with pool. In a pretty village just 15 minutes from Pezenas.

Ground = Living room/equipped kitchen/dining room of 57 m2 (upper and lower units, hob, extractor fan, electric oven, sink) + en suite bedroom of 11 m2 with shower room of 3.2 m2 (italian walk-in shower, washbasin) + WC.

1st = Hall of 11.4 m2 + 3 bedrooms of 12 m2, 10.9 m2 and 11.6 m2 + bathroom of 7 m2 (bath, shower, 2 washbasins) + WC + office of 5.3 m2.

Exterior = Pool (8x4m, chlorine) + water sprinkling system + jacuzzi.

Extras = Pellet burner and reversible air conditioning + estimated amount of annual energy consumption for standard use: between 930 € and 1330 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1600 €.

Price = 410.400 € (Super comfortable and quiet !)

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 : 51821

Property Size: 120 m2

Property Lot Size: 1,060 m2

Bedrooms: 4

Bathrooms: 2

Reference: P425000E

Other Features

Immediately Habitable

Latest properties

Near the coast

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€410,400

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie



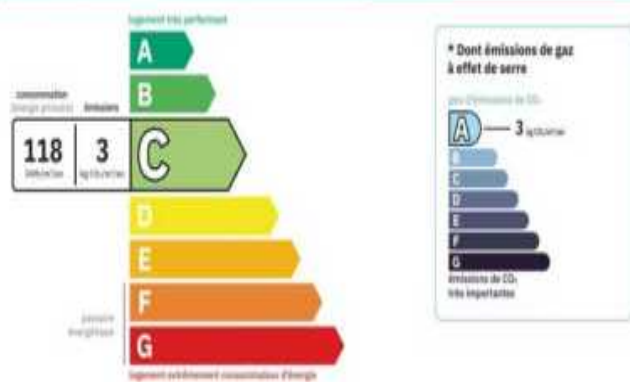
Gallery







Performance énergétique



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved