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Beautiful And Comfortable Villa With 160 M2 Of Living Space Plus An Independent...

Marseillan , Herault , Occitanie



€535,000
inc. of agency fees

5 Beds

3 Baths

Large lively village with all shops, restaurants, 15 minutes from Pezenas, 5 minutes from Marseillan, 20 minutes from Beziers and 10 minutes from the coast/bassin de Thau. Beautiful and comfortable villa...

At a Glance

Reference MFH-LFR-PPM535000E

Bed 5

Near to Marseillan

Bath 3

Pool Yes

Price €535,000

Land Tax N/A

Property Description

Large lively village with all shops, restaurants, 15 minutes from Pezenas, 5 minutes from Marseillan, 20 minutes from Beziers and 10 minutes from the coast/bassin de Thau.

Beautiful and comfortable villa (2001), located 15 minutes from Pezenas and 5 minutes from Marseillan, offering 160 m2 of living space plus a studio of 21 m2 and a large garage, on a 976 m2 plot with a large pool.

Ground (access through 5 steps) = Living/dining room of 51 m2 + equipped kitchen of 16 m2 (upper and lower units, hob, oven, dishwasher, fridge) + hall of 10.9 m2 + WC + office/bedroom of 12.6 m2 + 3 bedrooms of 18.5 m2, 12.5 m2 and 13.6 m2 + dressing room of 3.4 m2 + washroom of 3.4 m2 (shower, washbasin, wc) + bathroom of 7.9 m2 (bath, shower, washbasin) + garage of 77 m2.

Studio of 21 m2 including a kitchen area and a washroom (shower, washbasin, WC).

Exterior = Pool (9.5×5 m, chlorine) + large terrace + plot at the back of the house that could be used as a vegetable plot + well.

Extras = Annual land tax of 2300 € + town gas central heating and reversible air conditioning + estimated amount of annual energy consumption for standard use: between 1440 € and 2020 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + house could be rented at 3000 €/week in the summer.

Price = 535.000 € (Very nice home in a 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 : 46958

Property Size: 160 m2

Property Lot Size: 976 m2

Bedrooms: 5

Bathrooms: 3

Reference: PPM535000E

Other Features

Immediately Habitable

Near the coast

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	5
Bathrooms	3
Price	€535,000

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie



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