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## Superb Contemporary Villa With Indoor Pool And Sea View

**Beziers , Herault , Occitanie**



# €1,060,000

inc. of agency fees

3 Beds

3 Baths

Charming village near Beziers and the beaches. Superb contemporary villa with sea view offering about 220 m2 of living space composed of 3 beautiful suites with shower rooms, 3 garages, courtyard that...

### At a Glance

**Reference** MFH-LFR-1210000E  
**Bed** 3

**Near to** Beziers  
**Bath** 3  
**Pool** Yes

**Price** €1,060,000  
**Land Tax** N/A

### Property Description

Charming village near Beziers and the beaches.

Superb contemporary villa with sea view offering about 220 m2 of living space composed of 3 beautiful suites with shower rooms, 3 garages, courtyard that can accommodate 8 cars (including two covered parking

spaces), terrace and indoor pool on 1888 m2 with large wooded and landscaped garden.

Ground = Entrance of 12 m2 with cupboard + living room/kitchen of 60 m2 (oven, extractor, dishwasher, microwave, sink, american fridge) + rear kitchen of 9 m2 + living room of 34 m2 with cupboard and shower room (sink, toilet, shower, storage) + corridor of 9 m2 + WC of 2.50 m2 + suite of 16.50 m2 with cupboard and bathroom (sink, toilet, shower, storage) + suite of 19 m2 with cupboard and shower room (basin, WC, shower, cupboards) + indoor pool area of 132 m2 (swimming pool, jacuzzi, sauna).

1st = Office of 29 m2 with cupboard + suite of 32 m2 with cupboard and bathroom (bathtub, double basin, shower, storage, WC) and terrace of 17 m2.

Exterior = Terrace + 8 paved parking spaces + entrance porch of 5.50 m2 + 2 carports + large landscaped garden with trees + 3 garages that can be converted (and can accommodate one car each) + bioclimatic pergola of 12 m2 + cellar of about 50 m2.

Extras = Annual property tax of 1800 euros + estimated amount of annual energy consumption for standard use: between 2300 € and 3180 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + reversible air conditioning + double glazing + mains drainage + chimney + water softener + water booster + automatic watering + alarm + heat pump + outdoor lighting + possibility of an expansion project (with plan and authorization).

Price = 1.060.000 € (Magnificent villa with sea views!)

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 : 48085

Property Size: 220 m2

Property Lot Size: 1,888 m2

Bedrooms: 3

Bathrooms: 3

Reference: 1210000E

### **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:	3
Bathrooms	3
Price	€1,060,000

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery







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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.

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