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Gorgeous Entirely Renovated House Near The Sea, Perfect Match Of Contemporary...

Sauvian , Hérault , Occitanie



€399,000

inc. of agency fees

2 Beds

3 Baths

Pleasant dynamic and sought after village with all shops, at only 5 minutes from the beach, 5 minutes from Villeneuve les Beziers and 10 minutes from an airport !Gorgeous village house (3 faces) entirely...

At a Glance

Reference MFH-LFR-SSB550000E

Bed 2

Near to Sauvian

Bath 3

Pool No

Price €399,000

Land Tax N/A

Property Description

Pleasant dynamic and sought after village with all shops, at only 5 minutes from the beach, 5 minutes from Villeneuve les Beziers and 10 minutes from an airport !

Gorgeous village house (3 faces) entirely renovated with taste, high end quality and magnificent antique furniture ! The property offers a living space of 133 m² with spacious living area with open fully equipped kitchen, 2 superb master bedrooms, 3 bathrooms/shower rooms, a laundry area, a dressing room plus a bright lounge giving on a pleasant patio ! Full of character, a perfect match of contemporary style and original charm, it will seduce you with its high end quality and natural tones ! Sold fully furnished with stunning antique items giving a unique touch to the place ! Located in the centre of a picturesque village at only 5 minutes from the beach !

Ground = Entrance on a living space of 45 m² with open fully equipped kitchen (central island, induction hob, double sink, wine cellar, electric oven, gas hob with 5 fires, built-in dish washer, american fridge), dining area and lounge + laundry room of 2 m² with hand basin + WC of 1.62 m² with hand basin.

1st = Hall of 0.84 m² + master suite of about 44 m² with bedroom of 25 m² (beautiful exposed stone walls), dressing area of 6.70 m², bathroom of 6.81 m² (bath, basin unit, separate toilet) and shower room of 5 m² (italian walk-in shower, WC, basin).

2nd = Magnificent original staircase + bright lounge of 22 m² with access to superb patio of 7.23 m² + master bedroom of 20 m² with bedroom, shower room (shower, basin) and separate toilet.

Extras = House dating from 18th century + beautiful floor tiles + oak parquet floor + exposed beams and stone walls + fiber + roof in good condition + main sewage + parking nearby + very bright house + reversible air conditioning + visiophone + sold fully furnished with stunning antique furniture + annual land tax of only 472 € + estimated amount of annual energy consumption for standard use: between 930 € and 1310 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + 5 minutes from the beach.

Price = 399.000 € (Unique !)

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 : 52162

Property Size: 133 m²

Property Lot Size: 68 m²

Bedrooms: 2

Bathrooms: 3

Reference: SSB550000E

Other Features

Immediately Habitable

Near the coast

Prestige

Rental Potential

Terrace

Summary

Property type:	Modern Villa
Bedrooms:	2
Bathrooms	3
Price	€399,000

Key Information

Property Features:

- Immediately Habitable

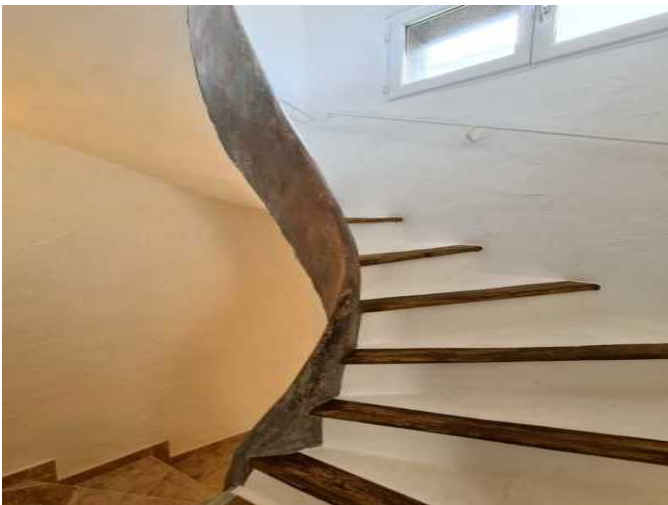
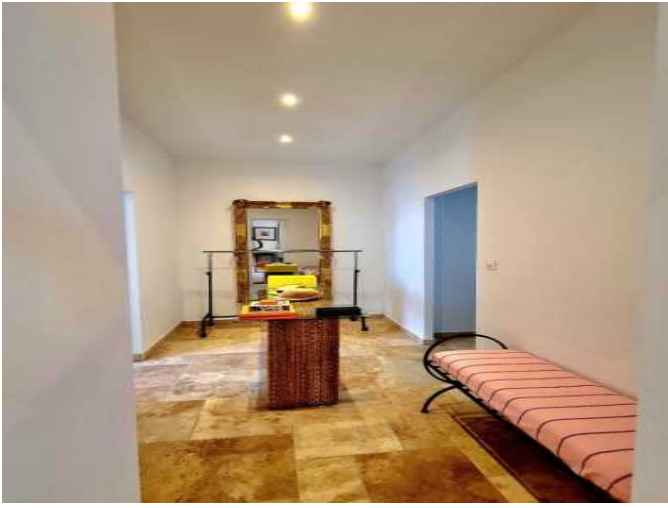
Location: Occitanie



Gallery

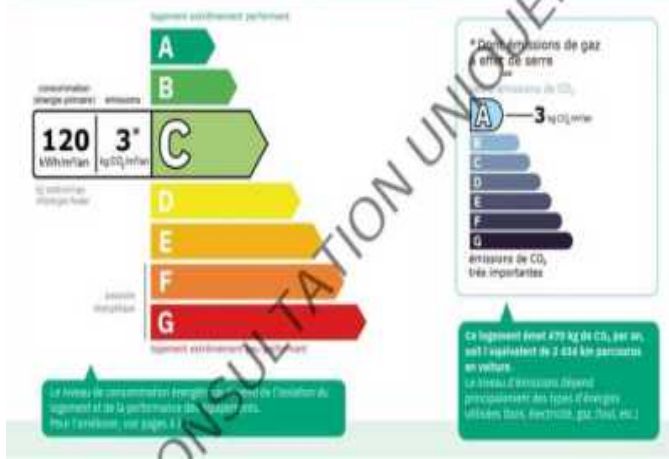








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C. BAUER – Sunday Times

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