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## Pleasant Villa With 153 M2 Plus Independent Gite On A 1920 M2 Plot With...

**Bedarieux , Hérault , Occitanie**



# €453,600

inc. of agency fees

3 Beds

2 Baths

Small village in the heart of the natural park of Languedoc located at 9 minutes from Herepian (village with all shops), 15 minutes from Bedarieux and 45 minutes from the beach !Pleasant villa with a...

### At a Glance

<b>Reference</b>	MFH-LFR-PB453600E	<b>Near to</b>	Bedarieux	<b>Price</b>	€453,600
<b>Bed</b>	3	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Small village in the heart of the natural park of Languedoc located at 9 minutes from Herepian (village with all shops), 15 minutes from Bedarieux and 45 minutes from the beach !

Pleasant villa with a living space of 153 m<sup>2</sup> offering a nice living area with a spacious mezzanine, 3 bedrooms (one master), a kitchen, 2 bath/shower rooms, a veranda, with a basement of more than 200 m<sup>2</sup> (garage, workshop, game room:), as well as an independent guest house of about 20 m<sup>2</sup>, on a beautiful land of 1920 m<sup>2</sup> in a peaceful location with a private pool and summer kitchen, several terraces, a bassin with fishes and stunning views ! Superb !

#### Main house

Basement = Spacious basement on more than 200 m<sup>2</sup> offering several rooms : room 14.62 m<sup>2</sup> + room of 6.66 m<sup>2</sup> + game room of 45 m<sup>2</sup> + room of 30 m<sup>2</sup> + workshop of 49 m<sup>2</sup> + boiler room of 7 m<sup>2</sup> + shower room of 3 m<sup>2</sup> (WC, shower, basin) + large garage of 40 m<sup>2</sup>.

Ground = Some steps leading to veranda + veranda of 17.67 m<sup>2</sup> + laundry room of 6.80 m<sup>2</sup> (sink and access to the basement) + entrance on a corridor of 6 m<sup>2</sup> (cupboards and access to the garden with french window) + spacious living room of 40 m<sup>2</sup> with mezzanine of 20 m<sup>2</sup> (several french windows leading on terraces) + separate kitchen of 11.02 m<sup>2</sup> (lower and higher units, double sink, small dish washer, piano gas hob, american fridge, french window on garden) + hall of 6 m<sup>2</sup> + bedroom of 11.01 m<sup>2</sup> (built in cupboard) + bathroom of 6.63 m<sup>2</sup> (double basin unit, shower, bath, towel dryer) + bedroom of 11.35 m<sup>2</sup> (built in cupboard and french windows on garden) + WC of 1.60 m<sup>2</sup> + master bedroom of 20 m<sup>2</sup> with built in cupboards and an en suite shower room (shower, basin unit, WC).

1st = Mezzanine of 20 m<sup>2</sup> in the living room.

#### Independent guest house

Ground = Small lounge + equipped kitchen (lower units, electric hob, washing machine, small fridge, sink) + bedroom area with en suite shower room (shower, basin unit, WC) + terrace in front with barbecue.

Exterior = A pleasant land of 1920 m<sup>2</sup> with a private pool area (chlory pool, 10x5m) with a covered summer kitchen + automatic watering garden system + nice bassin with fishes + carport for 2 cars + long central alley.

Extras = Underfloor heating + wood burning stove + double glazing + wooden roller shutters + electric gate + main sewage + roof in perfect condition + annual land tax of 1500 € + estimated amount of annual energy consumption for standard use: between 960 € and 1370 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + fiber + possibility for seasonal rental.

Price = 453.600 € (Very pleasant ! Ideal as a family home or for seasonal rental !)

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 : 49182

Property Size: 173 m2

Property Lot Size: 1,920 m2

Bedrooms: 3

Bathrooms: 2

Reference: PB453600E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€453,600

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery













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**C. BAUER – Sunday Times**

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