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New Build Single Storey Villa With 115 M2 Of Living Space, 3 Bedrooms...

Colombiers , Hérault , Occitanie



€334,800

inc. of agency fees

3 Beds

2 Baths

Pleasant village with all shops passing by the Canan du Midi, located at 25 minutes from Beziers, Narbonne and the beach !Recent single storey villa (from 2023, 3 faces) with 115 m2 of living space offering...

At a Glance

Reference	MFH-LFR-C334800E	Near to	Colombiers	Price	€334,800
Bed	3	Bath	2	Land Tax	N/A
		Pool	Yes		

Property Description

Pleasant village with all shops passing by the Canan du Midi, located at 25 minutes from Beziers, Narbonne and the beach !

Recent single storey villa (from 2023, 3 faces) with 115 m2 of living space offering 3 bedrooms (one is a

master), 2 bath/shower rooms, a large and luminous living space with an open kitchen, a utility room, plus a garage, on a 402 m2 plot which can receive a pool. In a quiet estate, on the edge of the Canal du Midi !

Ground = Entrance on bright living room of 52.27 m2 with large windows and open equipped kitchen (lower units, electric oven and micro waves, dish washer, sink, induction hob, hood) + corridor of 4.98 m2 + bedroom of 11.10 m2 + bedroom of 11.10 m2 + WC of 1.83 m2 + bathroom of 4.16 m2 (double basin unit, towel dryer, bath) + master bedroom of 25.33 m2 with bedroom of 15.02 m2 and en suite shower room of 4.16 m2 (basin unit, large italian walk-in shower) plus a dressing room of 6.15 m2 + utility room (next to the kitchen) of 4.69 m2 + garage of 15.15 m2 (fully tiled floor, insulated and electric gate).

Exterior = Plot of 402 m2 which can receive a small pool on the front side and with a large terrace in front of the house (south facing).

Extras = Built in 2023 (latest standards) + estimated amount of annual energy consumption for standard use: between 430 € and 640 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + double glazing + centralised electric roller shutters + reversible air conditioning + thermodynamic boiler + main sewage + annual land tax of 415 € + on the edge of the Canal du Midi, superb location !

Price = 334.800 € (Very pleasant !)

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 : 51340

Property Size: 115 m2

Property Lot Size: 402 m2

Bedrooms: 3

Bathrooms: 2

Reference: C334800E

Other Features

Immediately Habitable

Near the coast

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€334,800

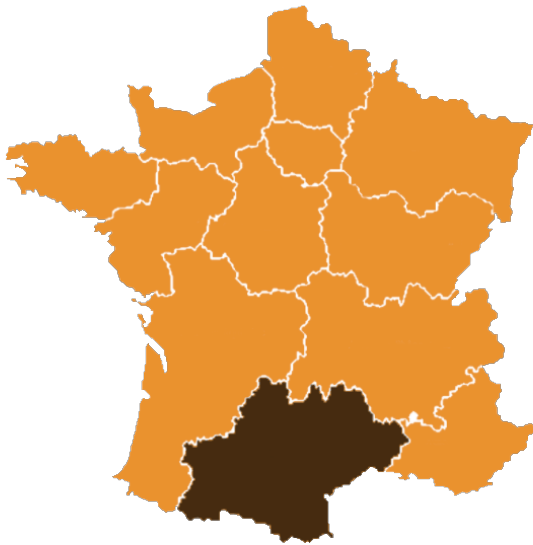
Key Information

Property Features:

- Immediately Habitable

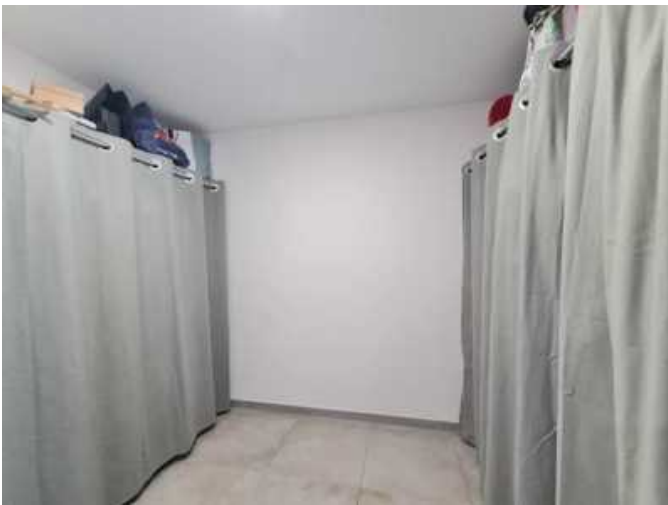
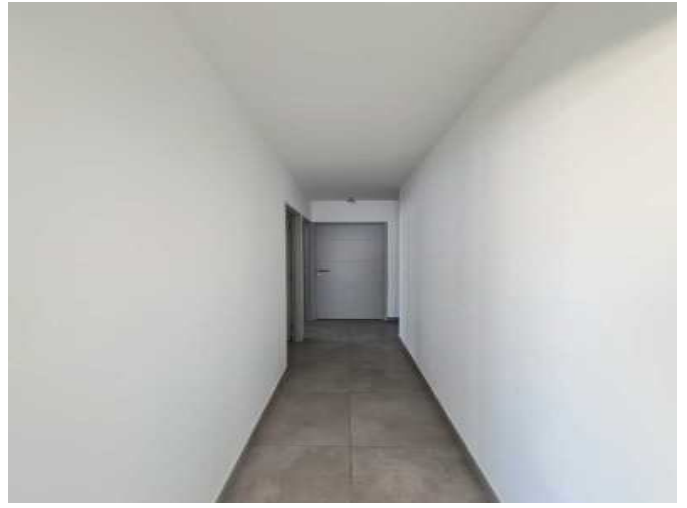
Swimming Pool? Yes

Location: Occitanie



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