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## Superb Single Storey New Build Villa With 3 Bedrooms On A 497 M2 Plot...

**Olonzac** , **Aude** , **Occitanie**



**€378,000**

inc. of agency fees

3 Beds

2 Baths

Charming village with all shops and river passing by, located at 15 minutes from Capestang and the Canal du Midi, 30 minutes from Narbonne and 45 minutes from the beach ! Superb single storey new build...

### At a Glance

**Reference** MFH-LFR-  
BO378000EB

**Bed** 3

**Near to** Olonzac

**Bath** 2

**Pool** Yes

**Price** €378,000

**Land Tax** N/A

### Property Description

Charming village with all shops and river passing by, located at 15 minutes from Capestang and the Canal du Midi, 30 minutes from Narbonne and 45 minutes from the beach !

Superb single storey new build villa (brand new construction from 2023, in progression to be finished) offering a living space of 115 m2, comprising 3 bedrooms (one master), 2 shower rooms, a utility/laundry room, a vast and luminous living room with open kitchen, a garage, on a beautiful land of 497 m2 with a south exposed pool and a covered terrace with beautiful views on olives trees and hills. No work to foresee, brand new construction !

Ground = Entrance on hall of 12 m2 + living room of 50 m2 with open fully equipped kitchen with acces to the terrace of 20 m2 by large windows + laundry/utility room of 5.81 m2 + garage of 16.43 m2 (tiled floor) + bedroom of 11.60 m2 (cupboard) + bedroom of 12.10 m2 (cupboard) + WC of 1.52 m2 + shower room of 5.10 m2 (italian walk-in shower, double basin unit, towel dryer) + master bedroom of 18 m2 with a walk-in closet, en suite shower room (basin unit, italian walk-in shower, towel dryer) and access to the terrace.

Exterior = Beautiful enclosed land of 497 m2 + marble stone + pool of 6x3m (in reinforced PVC, bali style) + covered terrace of 20 m2 + south facing + nice views on olives trees and hills + parking space in front of the garage.

Extras = In progress to be finished, sold fully finished + RE2020 + reduced notaire fees + reversible air conditioning + large double glazed windows + tiling floor + electric roller shutters + thermodynamic boiler, very efficient.

Price = 378.000 € (Superb ! No work to foresee !)

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 : 52554

Property Size: 115 m2

Property Lot Size: 497 m2

Bedrooms: 3

Bathrooms: 2

Reference: BO378000EB

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace  
With Land/Garden

Summary

|                |              |
|----------------|--------------|
| Property type: | Modern Villa |
| Bedrooms:      | 3            |
| Bathrooms      | 2            |
| Price          | €378,000     |

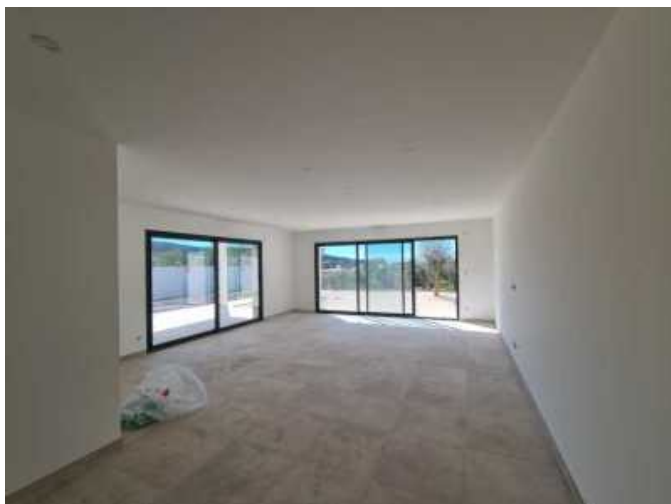
Key Information

|                         |     |
|-------------------------|-----|
| 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**

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