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## Superb Single Storey New Build Villa With 3 Bedrooms And Garage On A 462...

**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...

### At a Glance

**Reference** MFH-LFR-  
BO378000EC

**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, 3

faces) offering a living space of 115 m<sup>2</sup>, 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 462 m<sup>2</sup> with a 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 m<sup>2</sup> + living room of 50 m<sup>2</sup> with open fully equipped kitchen with acces to the terrace of 20 m<sup>2</sup> by large windows and to the pool + laundry/utility room of 5.81 m<sup>2</sup> + garage of 16.43 m<sup>2</sup> (tiled floor and electric gate) + bedroom of 11.59 m<sup>2</sup> (cupboard) + bedroom of 12.10 m<sup>2</sup> (cupboard) + WC of 1.52 m<sup>2</sup> + shower room of 5.51 m<sup>2</sup> (italian walk-in shower, double basin unit, towel dryer) + master bedroom of 18 m<sup>2</sup> 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 462 m<sup>2</sup> + marble stone + pool of 6x3m (in reinforced PVC, bali style) + covered terrace of 20 m<sup>2</sup> + nice views on olives trees and hills + parking space in front of the garage.

Extras = In progress to be finished, sold fully finished + RE2020 + 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 : 52913

Property Size: 115 m<sup>2</sup>

Property Lot Size: 462 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: BO378000EC

### **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	€378,000

## Key Information

Property Features:

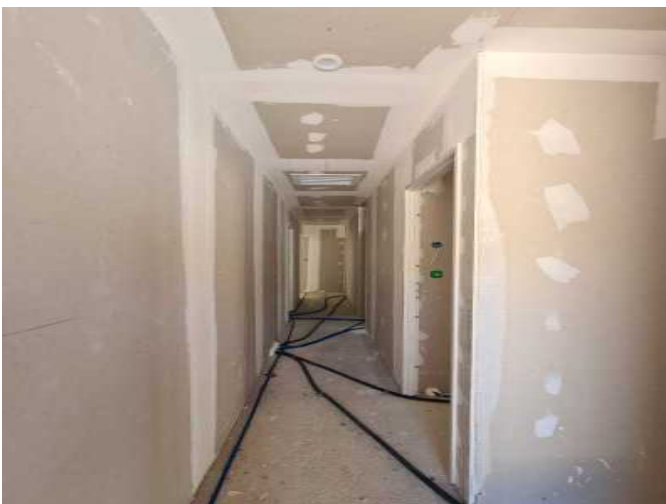
- Immediately Habitable

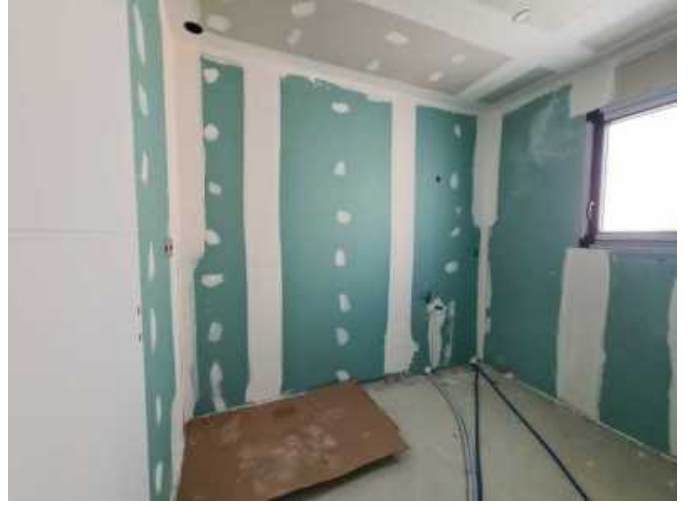
Swimming Pool? Yes

## Location: Occitanie



## Gallery





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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.

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**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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