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Superb Single Storey Villa With Main House And Independent Studio On A...

Puissalicon , Herault , Occitanie



€510,840

inc. of agency fees

4 Beds

2 Baths

Pleasant village with cafe, restaurant, tabac, post office: located at 5 minutes from Magalas, 10 minutes from Beziers and 20 minutes from the beach ! Superb single storey villa built in 2016, in perfect...

At a Glance

Reference	MFH-LFR-PU510840E	Near to	Puissalicon	Price	€510,840
Bed	4	Bath	2	Land Tax	N/A
		Pool	Yes		

Property Description

Pleasant village with cafe, restaurant, tabac, post office: located at 5 minutes from Magalas, 10 minutes from Beziers and 20 minutes from the beach !

Superb single storey villa built in 2016, in perfect condition, superbly maintained ! Main habitation with

living space of 137 m² offering 3 to 4 bedrooms (one master), an office, a superb living room of 60 m² with open equipped kitchen, a utility/laundry room, plus 2 bath/shower rooms. It is also offers a studio of 12 m² (bedroom and en suite shower room), a large garage of 30 m², on a 701 m² land, beautiful maintained with a pool, a summer kitchen, a large terrace of 40 m² with bioclimatic pergola. Very nice house, well maintained, in a quiet place !

Main house of 137 m²

Ground = Hall entrance of 5.04 m² (access to the house and garage) + entrance of 4.43 m² with cupboards + WC of 1.62 m² with wash hand basin unit + superb living room of 60 m² (large sliding windows leading on terrace) and its open equipped kitchen (large central island, induction hob, hood, sink, lower units, electric oven, built-in dish washer, fridge) + utility/laundry room of 6.54 m² + office/bedroom) of 9.30 m² (french windows to the garden) + corridor of 4.32 m² + large bathroom of 10.71 m² (bath, double basin unit, italian walk-in shower) + WC of 1.80 m² + master bedroom of 12.40 m² and en suite shower room (shower, basin unit, towel dryer) + bedroom of 12.80 m² (built-in cupboard) + bedroom of 14.40 m² (built-in cupboard and french windows on terrace).

Studio of 12 m²

A studio offering a bedroom (sliding windows on exterior) and its en suite shower room (shower, WC, basin unit, towel dryer).

Exterior = Magnificent land of 701 m², beautifully maintained + pool (chlory pool, 7x5m² in reinforced PVC) and a shower + large terrace of 40 m² with a bioclimatic pergola and its beautiful covered summer kitchen of 13 m² (working plan and barbecue area) + covered garden shed + large garage of 30 m² (electric gate and mezzanine for storage).

Extras = Built in 2016 (in perfect condition !) + electric gate + double glazing with large sliding windows + electric roller shutters + tiling floor + reversible air conditioning + main sewage + electric watering garden system + solar panels (x12) + forage (33m deep), that is filtering the water and can be used for the entire house + annual property tax of 1568 € + estimated amount of annual energy consumption for standard use: between 570 € and 850 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions).

Price = 510.840 € (Superb ! No work at all !)

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 : 53002

Property Size: 149 m²

Property Lot Size: 701 m²

Bedrooms: 4

Bathrooms: 2

Reference: PU510840E

Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€510,840

Key Information

Property Features:

- Immediately Habitable

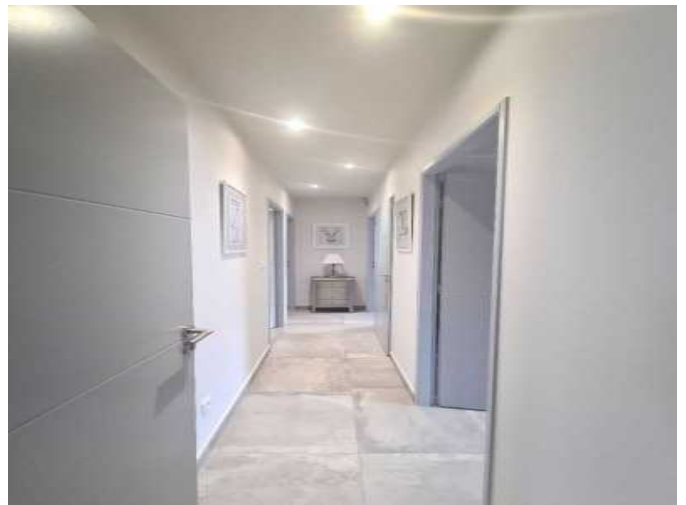
Swimming Pool? Yes

Location: Occitanie



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C. BAUER – Sunday Times

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