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## Beautiful Mediterranean Villa With 5 Bedrooms And 3 Bathrooms On Stunning...

Laurens , Herault , Occitanie



# €453,600

inc. of agency fees

5 Beds

3 Baths

Sought-after village with school, lots of social interaction and activities and all amenities (bakers, buther of high quality, general store, great restaurants, pharmacy and medical centre), 20 minutes...

### At a Glance

**Reference** MFH-LFR-LM453600E

**Bed** 5

**Near to** Laurens

**Bath** 3

**Pool** Yes

**Price** €453,600

**Land Tax** N/A

### Property Description

Sought-after village with school, lots of social interaction and activities and all amenities (bakers, buther of high quality, general store, great restaurants, pharmacy and medical centre), 20 minutes to Beziers and

Pezenas, 35 minutes to the beach, close to the Orb valley, the natural park of the Languedoc and the Salagou lake. Perfect for living all year round or for the holidays.

Beautiful traditionally built Mediterranean villa with about 200 m<sup>2</sup> of living space, comprising of 4/5 bedrooms, 3 bathrooms, storage galore and garage, equipped with central heating, ceiling fans and air conditioning. Located on the edge of the village and set in absolutely stunning gardens of 1100 m<sup>2</sup> with a beautiful heated pool and summer kitchen. Completely fenced and gated. A must see !

Ground = Entrance onto a landing of 6,30 m<sup>2</sup> + very light and spacious lounge of 45 m<sup>2</sup> with a working open fire place and lovely arched door windows accessing the garden and terrace + corridor + office/childs bedroom of 7,8 m<sup>2</sup> + fully equipped kitchen of 17 m<sup>2</sup> (induction hob, double oven, and high quality kitchen cabinets all the way up to the ceiling -no dust gets collected here !) with access through French windows to a large terrace with barbecue and overlooking the garden and pool + utility room and pantry of 12 m<sup>2</sup> + access to the garage of 36 m<sup>2</sup> with oil boiler and oil tank + beautiful bathroom 9 m<sup>2</sup> (walk-in shower, bath, toilet, wash basin) + bedroom of 10 m<sup>2</sup> + master bedroom of 14 m<sup>2</sup> with acces to terrace + dressing of 11 m<sup>2</sup> with lots of storage and cupboard space + shower room (shower, wash basin, toilet).

1st = Landing/hallway of 4 m<sup>2</sup> with access to attic space under the roof (great storage) + bedroom of 10 m<sup>2</sup> + bedroom of 13,5 m<sup>2</sup> + shower room (shower, toilet, wash basin).

Outside = Stunning landscaped garden of 1100 m<sup>2</sup> with a heated pool (heat pump, 8x4m), beautiful flowers , cactus garden , jasmin hedge, : + totally enclosed and private + 25 m<sup>2</sup> shaded summer kitchen (fridge, sink and cabinets).

Sundries = Water for the garden coming from a borehole with an immersed pump, taps and hoses scattered throughout the garden + extremely well built and kept house + beautiful arched windows throughout + custom made fly nets everywhere + electric bill about 22 €/month, fuel about 1000 €/year + estimated amount of annual energy consumption for standard use: between 2046 € and 2768 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1942 €.

Price = 453.600 € (Coup de coeur !)

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 : 53502

Property Size: 200 m<sup>2</sup>

Property Lot Size: 1,100 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 3

Reference: LM453600E

**Other Features**

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	5
Bathrooms	3
Price	€453,600

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery











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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**

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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