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New Build Single Storey Villa With 3 Bedrooms, Terrace And Garage On A...

Capestang, **Herault**, **Occitanie**



€307,800

inc. of agency fees

3 Beds

2 Baths

Village with all shops, located at 25 minutes from Narbonne, 30 minutes from Beziers and 40 minutes from the beach !New build single storey villa from 2023 in progress to be finished, 3 faces, with 110...

At a Glance

Reference	MFH-LFR-CC324000E	Near to	Capestang	Price	€307,800
Bed	3	Bath	2	Land Tax	N/A
		Pool	No		

Property Description

Village with all shops, located at 25 minutes from Narbonne, 30 minutes from Beziers and 40 minutes from the beach !

New build single storey villa from 2023 in progress to be finished, 3 faces, with 110 m2 of living space,

offering 3 bedrooms (one master), 2 bath/shower rooms, a large and luminous living room of 51 m² with its fully equipped opened kitchen, plus a garage, on a 381 m² plot with a terrace ! Sold fully finished, no work at all !

Ground = Entrance of 5.5 m² + WC of 0.90 m² + bedroom of 10 m² + bedroom of 12 m² + bathroom of 5 m² + master bedroom of 18.70 m² with en suite shower room and walk-in dressing area + large and luminous living room of 51 m² with open equipped kitchen and access to a terrace + garage of 22 m² with electric gate.

Exterior = Land of 381 m² with a future wooden terrace at the living area.

Extras = Built in 2023 (latest standards) + beautiful tiled floor + double glazing + electric rolling shutters + reversible air conditioning + estimated amount of annual energy consumption for standard use: between 506 € and 684 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + to be finished, sold completely finished + ten-year guarantee + work damage guarantee.

Price = 307.800 €

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 : 59032

Property Size: 110 m²

Property Lot Size: 381 m²

Bedrooms: 3

Bathrooms: 2

Reference: CC324000E

Other Features

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€307,800

Key Information

Property Features:

- Latest properties

Location: Occitanie



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C. BAUER – Sunday Times

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