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## Charming Immaculate Villa With 106 M2 Living Space On A 820 M2 Plot With...

**Bedarieux** , **Herault** , **Occitanie**



# €316,000

inc. of agency fees

4 Beds

2 Baths

Lively village north of Beziers (30 minutes) with all shops and schools, just a few minutes from Bedarieux, Lamalou-les-Bains for golf, 45 minutes from the beaches, Beziers airport and the A9 motorway. In...

### At a Glance

**Reference** MFH-LFR-HB316000E

**Bed** 4

**Near to** Bedarieux

**Bath** 2

**Pool** Yes

**Price** €316,000

**Land Tax** N/A

### Property Description

Lively village north of Beziers (30 minutes) with all shops and schools, just a few minutes from Bedarieux, Lamalou-les-Bains for golf, 45 minutes from the beaches, Beziers airport and the A9 motorway.

In a quiet cul-de-sac on the heights of the village, just a few minutes from shops and restaurants, this

charming villa offers 106 m2 of living space in immaculate condition. Set in 820 m2 of land with uninterrupted views and heated swimming pool. Sold fully furnished.

Interior = Entrance into 45 m2 living room with access to 2 terraces (wall and floor units, hob, sink, fridge, electric oven) + 3 m2 hall + 3 bedrooms of 11 m2, 11 m2 and 11 m2 + WC + 8 m2 bathroom (shower, bath, 2 basins) + 11.6 m2 en suite bedroom with 5 m2 shower room (shower, basin, WC) and access to 8 m2 storage/utility room.

Exterior = Beautiful terraces with views + heated swimming pool (6x4m, with electric roller shutter, new pump) + outdoor shower and toilet + electric gate.

Miscellaneous = Property tax of 1359 € + estimated amount of annual energy consumption for standard use: between 722 € and 976 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + reversible air conditioning + sold furnished + rental income of 1700 €/week + roller shutters and mosquito nets.

Price = 316.000 € (Pretty, comfortable, spotless and superbly located !)

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 : 56411

Property Size: 106 m2

Property Lot Size: 821 m2

Bedrooms: 4

Bathrooms: 2

Reference: HB316000E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

|                |              |
|----------------|--------------|
| Property type: | Modern Villa |
| Bedrooms:      | 4            |
| Bathrooms      | 2            |
| Price          | €316,000     |

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie

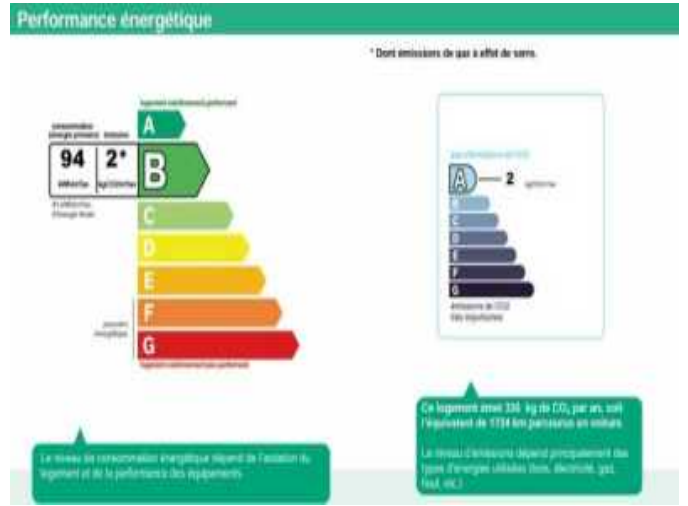


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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with 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**

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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