

[Click to view MFH-LFR-PSC429000E](#)

## Comfortable Architect Villa With 3 Bedrooms, Garage, Several Terraces...

**Saint Chinian , Herault , Occitanie**



# €429,000

inc. of agency fees

3 Beds

1 Baths

Village with grocery/post office, located at 5 minutes from Cessenon-sur-Orb and Saint-Chinian, 30 minutes from Beziers and 45 minutes from the beach !Pleasant architect villa built in 2007 (in very good...

### At a Glance

**Reference** MFH-LFR-PSC429000E

**Bed** 3

**Near to** Saint Chinian

**Bath** 1

**Pool** Yes

**Price** €429,000

**Land Tax** N/A

### Property Description

Village with grocery/post office, located at 5 minutes from Cessenon-sur-Orb and Saint-Chinian, 30 minutes from Beziers and 45 minutes from the beach !

Pleasant architect villa built in 2007 (in very good condition) with a living space of 138 m2, offering 3

bedrooms, a spacious and very bright living room with fully equipped open kitchen, a mezzanine, a shower room, a utility/laundry room, a garage, several terraces, on a nice 1422 m2 land with pool, fish bassin and a beautiful summer kitchen with a shower room ! Quiet area ! Nice views and surroundings !

Ground = Hall of 5 m2 with large cupboards + WC of 1.70 m2 with wash hand basin + very bright living room of 40.80 m2 with a nice central insert fireplace, high ceilings of more than 6m high, french windows leading on the terrace and a fully equipped open kitchen of 10 m2 (central island, hob induction, working plan, electric oven, micro waves, sink, dish washer) + utility/laundry room of 5 m2 + access to the garage of 20.70 m2 with electric gate + corridor of 4.60 m2 + shower room of 8.10 m2 (basin unit, italian walk-in shower, bidet, towel dryer) + bedroom of 11.50 m2 + bedroom of 17 m2 with built-in cupboards and access to the terrace + bedroom of 11 m2 with built-in cupboards.

1st = Large mezzanine of 20 m2 + terrace of 20.70 m2 with nice views.

Exterior = A pleasant plot of 1422 m2 with automatic watering system (Bas-Rhone water from april till october which is at a very low price) + pool of 9 x 4.5m (1.60m deep max) chlory pool with a brand new liner and new pump system + a beautiful covered summer kitchen of 26.40 m2 with bar, sink, barbecue and shower room (shower, sink, WC) + covered terrace of 20 m2 in front of the pool + terrace of 20.70 m2 on the 1st floor with nice views + fish bassin.

Extras = Built in 2007 + insert fireplace + reversible air conditioning + underfloor geothermic heating with heat pump + solar panels (x9/3375w) + double glazing + electric roller shutters + thermodynamic boiler (very efficient) + right of way in the alley + estimated amount of annual energy consumption for standard use: 446 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1300 €.

Price = 429.000 € (Very pleasant !)

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 : 56607

Property Size: 138 m2

Property Lot Size: 1,422 m2

Bedrooms: 3

Bathrooms: 1

Reference: PSC429000E

## **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:	3
Bathrooms	1
Price	€429,000

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie





## Gallery

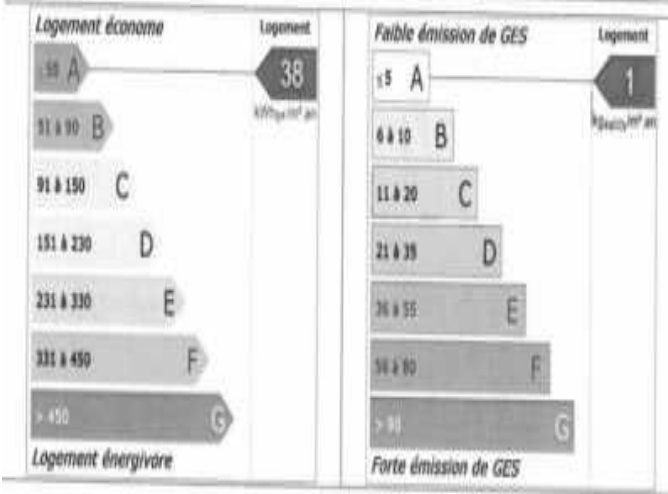














As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates