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## Pleasant Architect-Designed Villa With 130 M2 Of Living Space On A 3202...

Maureilhan , Hérault , Occitanie



**€702,000**

inc. of agency fees

4 Beds

3 Baths

Dynamic village with all amenities, located 5 minutes from Cazouls-les-Beziers, 10 minutes from Beziers and 20 minutes from the beach !Pleasant architect-designed villa built in 2002, offering 130 m2...

### At a Glance

**Reference** MFH-LFR-MM702000E

**Bed** 4

**Near to** Maureilhan

**Bath** 3

**Pool** Yes

**Price** €702,000

**Land Tax** N/A

### Property Description

Dynamic village with all amenities, located 5 minutes from Cazouls-les-Beziers, 10 minutes from Beziers and 20 minutes from the beach !

Pleasant architect-designed villa built in 2002, offering 130 m2 of living space, including 3 to 4 bedrooms, 3

bathrooms (2 outdoor ones), a living room with lounge/dining room and open kitchen, plus a laundry area. There's also a large 130 m<sup>2</sup> basement with double garage, wine cellar and additional bedroom. All this on a pleasant 3202 m<sup>2</sup> plot with a barbecue area, a stone garden shed, a large Gard stone fountain, as well as a 150 m<sup>2</sup> heated swimming pool that is retractable and a large terrace overlooking the Caroux! On the outskirts of the village, in a peaceful setting, yet close to the shops!

Basement = 45 m<sup>2</sup> parking space in front of the garage + large 130 m<sup>2</sup> basement with double garage (2 electric gates), wine cellar and 20 m<sup>2</sup> bedroom.

Ground = 4.38 m<sup>2</sup> entrance hall with storage cupboards + 13.91 m<sup>2</sup> study or bedroom with access to terrace + 52 m<sup>2</sup> living room with lounge/dining room and open kitchen (higher and lower units, double sink, bar, dishwasher, electric oven, induction hob, hood) with bay windows on both the pool and terrace sides + large 45 m<sup>2</sup> terrace with superb view of the Caroux + large 13 m<sup>2</sup> corridor (access to basement with staircase and French window to outside) + WC with wash hand basin unit of 2.11 m<sup>2</sup> + laundry room of 5.77 m<sup>2</sup> with sink + bedroom of 11.14 m<sup>2</sup> with cupboard and access to pool area with bay windows + large bathroom of 10.78 m<sup>2</sup> (WC, bidet, basin unit, bath with jets, Italian shower, heated towel rail) + bedroom of 15.94 m<sup>2</sup> (access to pool area with bay windows).

Exterior = Pleasant wooded grounds of 3202 m<sup>2</sup> including a stone garden shed + rounded Gard stone fountain on the lawn area, supplied with water by a pump system + vegetable garden + terrace with barbecue + pool area of almost 150 m<sup>2</sup> (heat pump-heated pool, 10×5m, chlorine, refurbished in 2023, under guarantee for 10 years and new pump system) + 2 outdoor shower rooms (shower, WC, washbasin): one on the pool side and one on the garage side.

Miscellaneous = Double glazing + reversible ducted air conditioning + tiled floors + centralized electric shutters + water softener + centralized vacuum cleaner + thermodynamic hot water tank + alarm system + septic tank (awaiting conformity) + solar panels (x2) which practically cover electricity consumption all year round + estimated amount of annual energy consumption for standard use: between 500 € and 760 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 2857 €.

Price = 702.000 € (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 : 60255

Property Size: 130 m<sup>2</sup>

Property Lot Size: 3,202 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 3

Reference: MM702000E

**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	3
Price	€702,000

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



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**C. BAUER – Sunday Times**

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