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## Exceptional Location For This Villa With 130 M2 Of Living Space On A 2746...

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



# €449,000

inc. of agency fees

3 Beds

1 Baths

Between sea and mountains, charming village with some amenities less than 10 minutes from all shops and Bedarieux, 25 minutes from Beziers and the highway, 35 minutes from the beaches. On the height of...

### At a Glance

<b>Reference</b>	MFH-LFR-FB48900E	<b>Near to</b>	Bedarieux	<b>Price</b>	€449,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Between sea and mountains, charming village with some amenities less than 10 minutes from all shops and Bedarieux, 25 minutes from Beziers and the highway, 35 minutes from the beaches.

On the height of the village, in a peaceful natural very private environment, superb villa offering 130 m2 of

living space including 3 bedrooms and various terraces with breathtaking views, plus a garage. The house is located on a 2746 m2 plot that could accept a pool. A real coup de cœur !

Ground = Entrance of 4.5 m2 + living room of 37 m2 with a 3 m2 balcony and breathtaking views + separate and equipped kitchen of 16 m2 (hob, extractor hood, oven, microwave, dishwasher, fridge/freezer, sink) giving onto a large terrace of 18 m2 + laundry room of 7.7 m2 with direct access to the garage of 25 m2 + WC.

1st = Landing of 8 m2 + bedroom of 16.2 m2 with terrace of 22 m2 + 2 bedrooms of 13 m2 each, one with built-in dressing room + bathroom of 10 m2 (walk-in shower, spa bath, storage, double sink).

Exterior = Wooded garden of 2746 m2 + parking spaces for several cars and camper van + possibility to install a pool on the wooden terrace or to build one + cellar of 40 m2 + covered terrace of 30m2 + former kennel.

Extras = Annual property tax of 1000 € + solar panels (auto consumption for reversible air conditioning and thermodynamic boiler) + estimated amount of annual energy consumption for standard use: between 700 € and 1000 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + reversible air conditioning + double glazing + electric shutters + micro station from 2012 (septic tank up to standards) + awning.

Price = 449.000 € (Exceptional environment !)

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 : 60311

Property Size: 130 m2

Property Lot Size: 2,746 m2

Bedrooms: 3

Bathrooms: 1

Reference: FB48900E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	1
Price	€449,000

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery

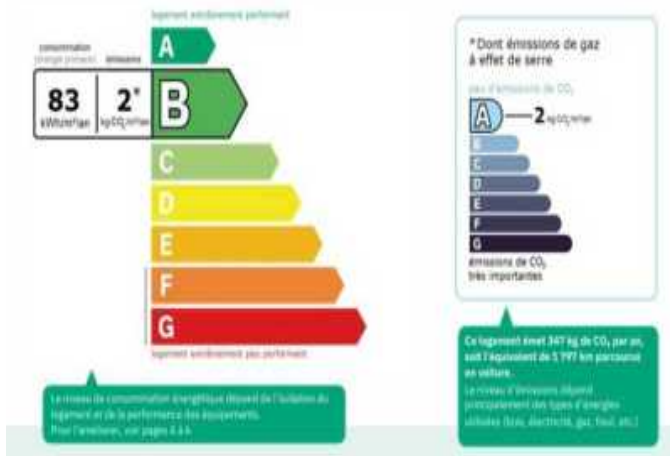








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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with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

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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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