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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

Reference MFH-LFR-FB48900E

Near to Bedarieux

Price €449,000

Bed 3

Bath 1

Land Tax N/A

Pool 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

Property Id : 60311

Property Size: 130 m²

Property Lot Size: 2,746 m²

Bedrooms: 3

Bathrooms: 1

Reference: FB48900E

Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

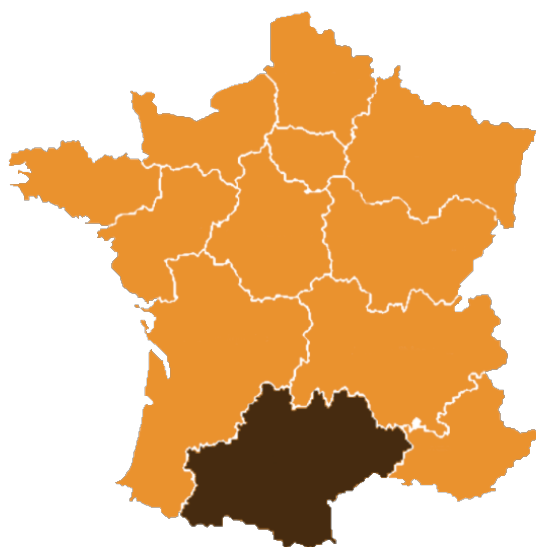
Summary

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

Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

Location: Occitanie



Gallery

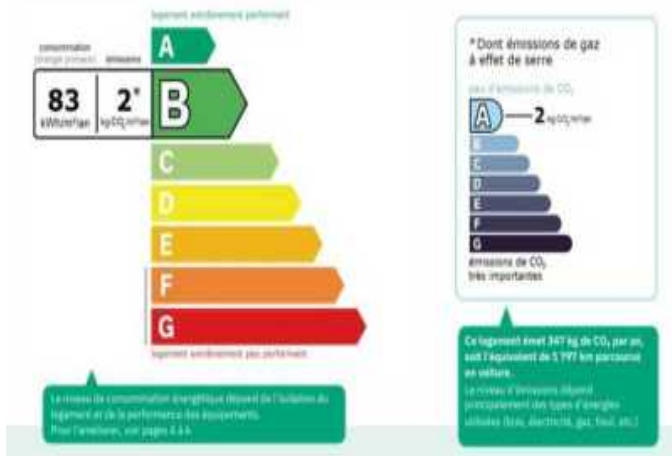








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C. BAUER – Sunday Times

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