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## Pleasant Traditional Single Storey Villa With 4 Bedrooms On A 1512 M2...

Puissalicon , Herault , Occitanie



# €402,800

inc. of agency fees

4 Beds

1 Baths

Pleasant village with all amenities (cafes, restaurant, bakery, etc.) just 5 minutes from Roujan, 15 minutes from Pezenas and 30 minutes from the beaches! Pleasant...

### At a Glance

**Reference** MFH-LFR-P415800E

**Bed** 4

**Near to** Puissalicon

**Bath** 1

**Pool** Yes

**Price** €402,800

**Land Tax** N/A

### Property Description

Pleasant village with all amenities (cafes, restaurant, bakery, etc.) just 5 minutes from Roujan, 15 minutes from Pezenas and 30 minutes from the beaches!

Pleasant traditional single storey villa (4 sides, 1999, in good condition), offering a living area of 138 m2, it

consists of 4 bedrooms, a shower room, a living room of 40 m<sup>2</sup>, a modern and fully equipped kitchen of 20 m<sup>2</sup>, a utility/laundry room and a large garage! All set on a 1512 m<sup>2</sup> land, with swimming pool, terrace with barbecue on the kitchen side and large covered terrace on the pool side! Quiet!

Ground = 8 m<sup>2</sup> entrance hall with cupboard + WC of 2 m<sup>2</sup> + large, modern, fully-equipped 20 m<sup>2</sup> kitchen (central island, base units, gas hob, hood, electric oven, dishwasher, double sink and french doors onto terrace with barbecue) + utility/laundry room of 11 m<sup>2</sup> with WC + living room of 40 m<sup>2</sup> with 2 french doors onto a large terrace (pool side) as well as an insert fireplace + large hallway of 8 m<sup>2</sup> + shower room of 8 m<sup>2</sup> (double washbasin unit, shower) + 3 bedrooms of 11 m<sup>2</sup> (two with cupboards) + bedroom (or office) of 10 m<sup>2</sup> + access to garage of 30 m<sup>2</sup> with mezzanine.

Exterior = 1512 m<sup>2</sup> of land + 8.70×4.20m salt water swimming pool (1.50m deep) + terrace on kitchen side with barbecue + large 33 m<sup>2</sup> covered terrace (on pool side), south facing.

Miscellaneous = Built in 1999 + in perfect condition + tiled floor + double glazing + wooden shutters + gas central heating with underground tank + insert fireplace + mains drainage + estimated amount of annual energy consumption for standard use: between 1740 € and 2410 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1600 €.

Price = 402.800 € (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 : 64564

Property Size: 138 m<sup>2</sup>

Property Lot Size: 1,512 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 1

Reference: P415800E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	1
Price	€402,800

## Key Information

Property Features:	
• Immediately Habitable	
Swimming Pool?	Yes

## Location: Occitanie

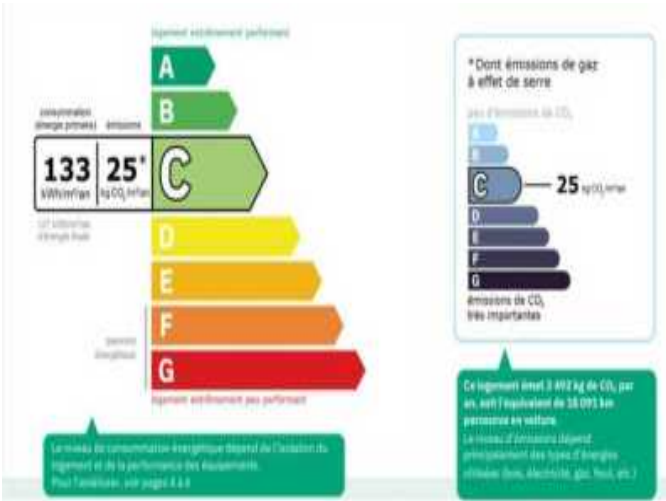


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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have 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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**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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