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Beautiful Villa With 135 M2 Living Space And Annexe On 2330 M2 Of Land...

Murviel Les Beziers , Hérault , Occitanie



€588,500

inc. of agency fees

3 Beds

2 Baths

Large, dynamic village with primary school, restaurants and cafe, 20 minutes from Beziers, 20 minutes from Pezenas and 25 minutes from the beaches. Charming...

At a Glance

Reference	MFH-LFR-MM588500	Near to	Murviel Les Beziers	Price	€588,500
Bed	3	Bath	2	Land Tax	N/A
		Pool	Yes		

Property Description

Large, dynamic village with primary school, restaurants and cafe, 20 minutes from Beziers, 20 minutes from Pezenas and 25 minutes from the beaches.

Charming house, built in 1975 and fully renovated in 2018/2019, offering a perfect blend of authentic

exterior and modern interior. Built on a vast 2330 m² plot with swimming pool, this property enjoys breathtaking panoramic views. An annexe comprising a garage and a semi-fitted section offers a host of possibilities (seasonal rentals, professional practice, etc.). A rare opportunity to be discovered without delay!

Inside

Ground floor = 55 m² living room/equipped kitchen/dining room with wood-burning stove (wall and floor units, central island, oven, hob, American-style fridge, dishwasher) + 2 bedrooms of 12.6 m² and 13.2 m² + 6 m² bathroom (2 washbasins, bath, WC, walk-in shower) + 15.5 m² en-suite bedroom with 4 m² shower room (walk-in shower, washbasin, WC).

Annexes

Technical room + garden shed + 55 m² building with 15 m² garage and part to be finished with access for the mobility impair : 3 m² hall + 17 m² room + 6 m² room (WC, washbasin, possibility for shower).

Exterior = Swimming pool (8×4.5 m, salt water and cartridge filter) + lovely terrace + panoramic views + parking space in front of the house.

Miscellaneous = Stove and latest-generation electric radiant heaters + borehole with booster pump + 27 m³ rainwater collection tank with pump + 18 photovoltaic panels for self-consumption + estimated amount of annual energy consumption for standard use: between 1570 Euros and 2180 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1700 Euros.

Price = 588.500 Euros (Guaranteed love at first sight!)

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 : 63364

Property Size: 135 m²

Property Lot Size: 2,330 m²

Bedrooms: 3

Bathrooms: 2

Reference: MM588500

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential
Swimming Pool
Terrace
With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	2
Price	€588,500

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie

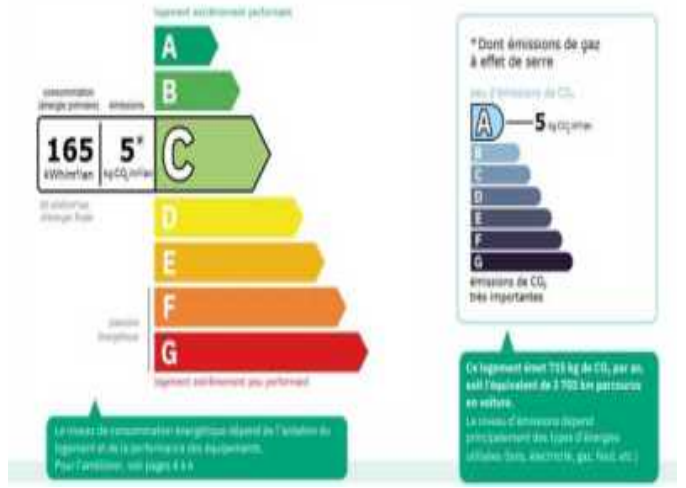


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