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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 house, built in 1975 and fully renovated in...

### At a Glance

<b>Reference</b>	MFH-LFR-MM588500	<b>Near to</b>	Murviel Les Beziers	<b>Price</b>	€588,500
<b>Bed</b>	3	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	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 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> and 13.2 m<sup>2</sup> + 6 m<sup>2</sup> bathroom (2 washbasins, bath, WC, walk-in shower) + 15.5 m<sup>2</sup> en-suite bedroom with 4 m<sup>2</sup> shower room (walk-in shower, washbasin, WC).

#### Annexes

Technical room + garden shed + 55 m<sup>2</sup> building with 15 m<sup>2</sup> garage and part to be finished with access for the mobility impair : 3 m<sup>2</sup> hall + 17 m<sup>2</sup> room + 6 m<sup>2</sup> 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 m<sup>3</sup> rainwater collection tank with pump + 18 photovoltaic panels for self-consumption + estimated amount of annual energy consumption for standard use: between 1570 € and 2180 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1700 €.

Price = 588.500 € (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](http://georisques.gouv.fr)

Property Id : 63364

Property Size: 135 m<sup>2</sup>

Property Lot Size: 2,330 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Reference: MM588500

#### **Other Features**

Immediately Habitable

Latest properties

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

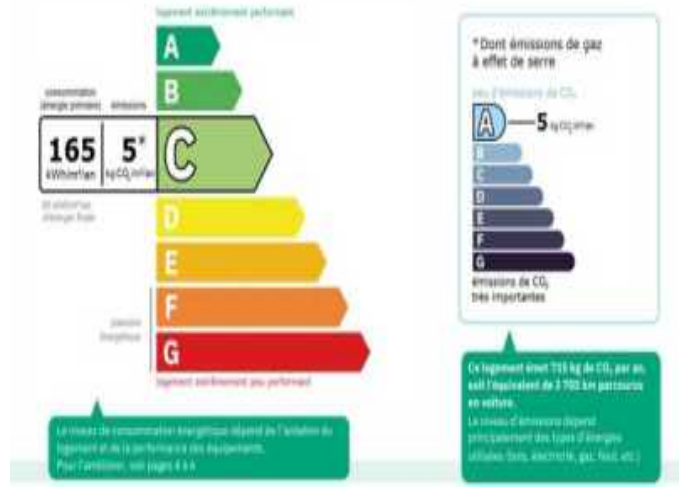


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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with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