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In A Quiet Location, Villa With 5 Bedrooms On 5105 M2 Buildable Land With...

Roujan , Herault , Occitanie



€742,500
inc. of agency fees

5 Beds

2 Baths

Charming village with all amenities, doctor, school, grocery store, 4 kilometers from Roujan, 15 minutes from the A9, 10 minutes from the A75, 25 minutes from the beaches, 20 minutes from Beziers and...

At a Glance

Reference MFH-LFR-PR803000E

Near to Roujan

Price €742,500

Bed 5

Bath 2

Land Tax N/A

Pool Yes

Property Description

Charming village with all amenities, doctor, school, grocery store, 4 kilometers from Roujan, 15 minutes from the A9, 10 minutes from the A75, 25 minutes from the beaches, 20 minutes from Beziers and Pezenas.

This house, located in a calm and exceptional environment on the edge of the countryside, offers a living space of about 195 m² with kitchen/living room, lounge, 5 bedrooms including a master suite, 2 bathrooms, 2 toilets, on a plot of 5105 m² of buildable land with a garage of 120 m², a patio, a terrace, a swimming pool, an olive grove and breathtaking views !

Ground = Living room/kitchen of 63 m² with wood stove (oven, sink, extractor, gas hob, dishwasher, fridge, plenty of storage) + lounge of 20.50 m² with access to terrace + hallway of 1 m² + WC of 2 m² + bedroom of about 14 m² with cupboard and access to terrace + master suite of 20 m² with dressing room and access to terrace + hallway of 3 m² + bathroom of 5 m² (basin, shower, cupboards, mirror).

1st = Landing of 5.70 m² + two bedrooms of 15 m² and 17 m², both with closet + WC of 1.5 m² + closet of 1.5 m² + shower room of 12 m² (double basin, shower, bath, mirror, storage, large wall cupboard).

Exterior = Landscaped garden with 8x12m swimming pool + pool house + terrace of 55 m² + patio of 80 m² + large parking space (possibility to park a campingcar) + garage of 120 m² + attic of 120 m² + carport + olive grove (and many olive trees spread over the entire land) + 3 accesses.

Extra = Property tax of 2450 Euros/year + double glazing + built in 2000 + 4 faces + quiet environment + no overlooking + 3 accesses + electric gate + videophone + estimated amount of annual energy consumption for standard use: between 1848 € and 2500 € per year. Average energy prices indexed to the year 2022 (including subscriptions).

Price = 742.500 € (Pleasant house in a quiet 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.

Property Id : 37777

Property Size: 195 m²

Property Lot Size: 5,105 m²

Bedrooms: 5

Bathrooms: 2

Reference: PR803000E

Other Features

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	Modern Villa
Bedrooms:	5
Bathrooms	2
Price	€742,500

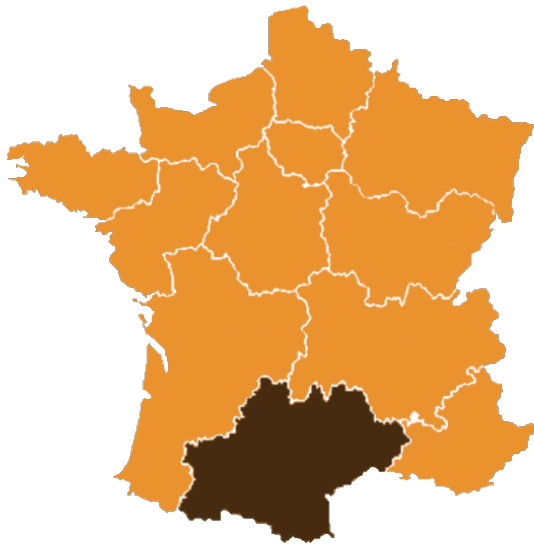
Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



Gallery







DIAGNOSTIC DE PERFORMANCE ENERGETIQUE

Consommations énergétiques

(en énergie primaire) pour le chauffage, la production d'eau chaude sanitaire et le refroidissement, y compris la part de la production d'électricité à domicile

Consommation conventionnelle : 166 kWh_{ep}/m².an

Emissions de gaz à effet de serre (GES)

pour le chauffage, la production d'eau chaude sanitaire et le refroidissement

Estimation des émissions : 5 kg_{CO2}/m².an



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C. BAUER – Sunday Times

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