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## Pretty Villa With 139 M2 Of Living Space, 4 Bedrooms, On 1077 M2 Of Private...

**Saint Marcel Sur Aude , Aude , Occitanie**



# €415,800

inc. of agency fees

4 Beds

2 Baths

Village with all shops, bar, school, close to Le Somail, 40 minutes from Beziers, 20 minutes from Narbonne. Pretty spacious and single storey villa (2004)...

### At a Glance

**Reference** MFH-LFR-SAN415800E

**Bed** 4

**Near to** Saint Marcel Sur Aude

**Bath** 2

**Pool** Yes

**Price** €415,800

**Land Tax** N/A

### Property Description

Village with all shops, bar, school, close to Le Somail, 40 minutes from Beziers, 20 minutes from Narbonne.

Pretty spacious and single storey villa (2004) with 139 m2 of living space including 4 bedrooms and 2 bathrooms, plus a summer lounge of 16 m2, on 1077 m2 of land with pool and no overlooking. Very good

location in a quiet area of the village.

Interior = Entrance hall of 3.8 m<sup>2</sup> + living room/equipped kitchen of 57 m<sup>2</sup> leading to a covered terrace of 15 m<sup>2</sup> + hall of 5.7 m<sup>2</sup> + 3 bedrooms of 13 m<sup>2</sup>, 11.4 m<sup>2</sup> and 11 m<sup>2</sup> with built-in cupboards + WC with handbasin + washroom of 3.4 m<sup>2</sup> (washbasin and shower) + en suite bedroom of 13 m<sup>2</sup> with bathroom of 6.3 m<sup>2</sup> (bath, washbasin and WC).

Exterior = Nice landscaped land with 2 garden sheds + small wooden bar + pool (8x4m, salt, secured) + lounge summer of 16 m<sup>2</sup> (could be converted into a summer kitchen of studio) + water sprinkling system with Bas Rhone water.

Extras = Reversible air conditioning + estimated amount of annual energy consumption for standard use: between 486 € and 658 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 2400 € + solar pannels for autoconsumption and resale + water softener + mosquito nets.

Price = 415.800 € (Good location !)

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 : 43769

Property Size: 139 m<sup>2</sup>

Property Lot Size: 1,077 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: SAN415800E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Summary

Property type:	Modern Villa
Bedrooms:	4
Bathrooms	2
Price	€415,800

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery







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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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