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## Traditional And Welcoming Villa With 110 M2 Living Space On 1565 M2 Of...

Laurens , Herault , Occitanie



**€435,000**

inc. of agency fees

4 Beds

2 Baths

Village with all shops, schools and restaurants in a quiet location 20 minutes from Beziers and Pezenas, 25 minutes from the beach. Welcoming and spotless single storey villa, of traditional construction,...

### At a Glance

<b>Reference</b>	MFH-LFR-LR450000E	<b>Near to</b>	Laurens	<b>Price</b>	€435,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Land Tax</b>	N/A
		<b>Pool</b>	Yes		

### Property Description

Village with all shops, schools and restaurants in a quiet location 20 minutes from Beziers and Pezenas, 25 minutes from the beach.

Welcoming and spotless single storey villa, of traditional construction, recently updated with lots of charm

and taste, located on a private 1565 m2 nicely landscaped plot, offering about 110 m2 of living space including 4 bedrooms and 2 bathrooms plus a garage. The home is located 10 minutes walk from all amenities in a quiet street.

Interior = Garage of 15 m2 + living room/equipped kitchen of 40 m2 (upper and lower units, induction hob, extractor fan, sink, electrical oven, micro-wave, fridge, dishwasher) + hall of 5 m2 + 3 bedrooms of 9.5 m2, 13 m2 and 13 m2 + washroom of 5.5 m2 (shower, washbasin, wc) + washroom of 4 m2 (shower, washbasin, WC, laundry area) + bedroom of 11 m2 + WC.

Exterior = Porch for one car + fully enclosed garden + heated pool (10x4m, 1,45m deep) + access by nice alleyway + well with pumping system.

Sundry = Reversible air conditioning + electrical heating + estimated amount of annual energy consumption for standard use: between 1015 € and 1373 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of about 1027 € + single glazed windows in very good condition + wooden shutters + possibility to negotiate some furniture.

Price = 435.000 € (Good location, super charming !)

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 : 53463

Property Size: 110 m2

Property Lot Size: 1,565 m2

Bedrooms: 4

Bathrooms: 2

Reference: LR450000E

### **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	€435,000

## Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

## Location: Occitanie



## Gallery







Consommations énergétiques	Emissions de gaz à effet de serre (GES)
<p>en énergie primaire pour le chauffage, la production d'eau chaude sanitaire et le refroidissement, destinées soit au bâtiment ou à proximité de celui-ci</p> <p>Consommation conventionnelle : 154 kWh<sub>ep</sub>/m<sup>2</sup>.an</p>	<p>pour le chauffage, la production d'eau chaude sanitaire et le refroidissement</p> <p>Estimation des émissions : 5 kg<sub>CO2</sub>eq/m<sup>2</sup>.an</p>
<p>154 kWh<sub>ep</sub>/m<sup>2</sup>.an</p> <p>5*</p>	<p>peu d'émissions de CO2</p> <p>A — 5 kg<sub>CO2</sub>eq/m<sup>2</sup>.an</p> <p>émissions de CO2 très importantes</p>

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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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