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Beautiful Bastide With 120 M2 Of Living Space On A Very Nice Plot Of 1060...

Pezenas , Hérault , Occitanie



€410,400

inc. of agency fees

4 Beds

2 Baths

Village with shops and cafe/restaurant, 25 minutes from Beziers, 15 minutes from Pezenas, 20 minutes from the motorway and 25/30 minutes from the Bassin de Thau/coast. Beautiful bastide (2009), offering...

At a Glance

Reference MFH-LFR-P425000E

Near to Pezenas

Price €410,400

Bed 4

Bath 2

Land Tax N/A

Pool Yes

Property Description

Village with shops and cafe/restaurant, 25 minutes from Beziers, 15 minutes from Pezenas, 20 minutes from the motorway and 25/30 minutes from the Bassin de Thau/coast.

Beautiful bastide (2009), offering 120 m2 of living space including 4 bedrooms and 2 bathrooms, with an

neutral and lovely interior decoration, on a plot of 1060 m² with pool. In a pretty village just 15 minutes from Pezenas.

Ground = Living room/equipped kitchen/dining room of 57 m² (upper and lower units, hob, extractor fan, electric oven, sink) + en suite bedroom of 11 m² with shower room of 3.2 m² (italian walk-in shower, washbasin) + WC.

1st = Hall of 11.4 m² + 3 bedrooms of 12 m², 10.9 m² and 11.6 m² + bathroom of 7 m² (bath, shower, 2 washbasins) + WC + office of 5.3 m².

Exterior = Pool (8x4m, chlorine) + water sprinkling system + jacuzzi.

Extras = Pellet burner and reversible air conditioning + estimated amount of annual energy consumption for standard use: between 930 € and 1330 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual land tax of 1600 €.

Price = 410.400 € (Super comfortable and quiet !)

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 : 51821

Property Size: 120 m²

Property Lot Size: 1,060 m²

Bedrooms: 4

Bathrooms: 2

Reference: P425000E

Other Features

Immediately Habitable

Near the coast

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€410,400

Key Information

Property Features:

- Immediately Habitable

Swimming Pool? Yes

Location: Occitanie



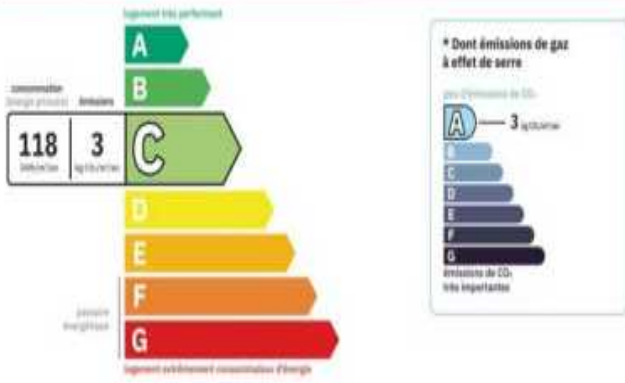
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C. BAUER – Sunday Times

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