



## Traditional Villa On 1220 M2 Of Land With Pool, Large Garage And Breathtaking Views,

34120, Occitanie

\* 4 Beds \* 1 Bath

€419,000

Ref: NP419000E

Village with all shops, cafes/restaurants, 5 minutes from Roujan, 10 minutes from Pezenas, 25 minutes from Beziers, and 25 minutes from the beach. In a peaceful location, traditionally conceived villa (20016) with 112 m2 of living space including 4 bedrooms, plus a large veranda of 30 m2, on a 1220 m2 plot with pool. Lovely location and breathtaking views ! Ground = Large garage of 88 m2. 1st = Living room/lounge of 45 m2 with access to 2 verandas of 30 m2 and 9.7 m2 + equipped kitchen of 10.5 m2 (upper and lower units, hob, extractor fan, micro-wave, dishwasher, electric oven, fridge) + hall of 6.3 m2 + 4 bedrooms of 10.6 m2, 10 m2, 9.5 m2 and 8.5 m2 + wc + washroom of 10.8 m2 (washbasin, shower and wc). Exterior = Concrete traditionnal pool 8x4m (chlorine) + large parking space. Divers = Annual land tax of 2400 € + reversible air conditioning + the finishing of the exterior walls will be done for the sale (otherwise to negotiate) + solar panels with an annual income of ab

- Immediately Habitable Latest properties Outside space Private parking/Garage Rental Potential Swimming Pool With Land/Garden

## Property Description

Village with all shops, cafes/restaurants, 5 minutes from Roujan, 10 minutes from Pezenas, 25 minutes from Beziers, and 25 minutes from the beach. In a peaceful location, traditionally conceived villa (20016) with 112 m<sup>2</sup> of living space including 4 bedrooms, plus a large veranda of 30 m<sup>2</sup>, on a 1220 m<sup>2</sup> plot with pool. Lovely location and breathtaking views ! Ground = Large garage of 88 m<sup>2</sup>. 1st = Living room/lounge of 45 m<sup>2</sup> with access to 2 verandas of 30 m<sup>2</sup> and 9.7 m<sup>2</sup> + equipped kitchen of 10.5 m<sup>2</sup> (upper and lower units, hob, extractor fan, microwave, dishwasher, electric oven, fridge) + hall of 6.3 m<sup>2</sup> + 4 bedrooms of 10.6 m<sup>2</sup>, 10 m<sup>2</sup>, 9.5 m<sup>2</sup> and 8.5 m<sup>2</sup> + wc + washroom of 10.8 m<sup>2</sup> (washbasin, shower and wc). Exterior = Concrete traditional pool 8x4m (chlorine) + large parking space. Divers = Annual land tax of 2400 € + reversible air conditioning + the finishing of the exterior walls will be done for the sale (otherwise to negotiate) + solar panels with an annual income of about 2400 € until 2030. Price = 419.000 € (Spacious with gorgeous views !) 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 : 33828 Price: 419,000 € Bedrooms: 4 Bathrooms: 1 Reference: NP419000E Other Features Immediately Habitable Latest properties Outside space Private parking/Garage Rental Potential Swimming Pool With Land/Garden

