



Detached Single Storey And Comfortable Villa With 105 M2 Of Living Space On 943 M2 With Pool.,

34480, Hérault, Occitanie

* 3 Beds * 1 Bath

€324,000

Ref: SAM384480E

Village with all shops, 10 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river. Traditional renovated detached single storey villa, located at the edge of a village in a quiet residential area, with about 105 m² of living space including 3 bedrooms, a garage and on a 943 m² plot with a pool. Interior = Entrance hall of 5 m² + lounge/living room of 31 m² with french windows opening onto the terrace + equipped kitchen of 24 m² (upper and lower units, sink, electrical oven, gas hob, fridge, freezer and extractor fan) + 3 bedrooms of 10 m², 11.5 m² and 11.8 m² en suite with a washroom of 1.5 m² (washbasin and wc) + bathroom of 3.5 m² (bath, wc and washbasin) + garage of 25 m². Exterior = Terraces leading onto the garden + nicely landscaped exterior + garden shed + heated pool (4.5x10m, salt filtration). Sundry = Electrical programmable wall heaters and new centralised reversible air conditioning + estimated amount of annual energy consumption for standard

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

Property Description

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