



Detached Villa With 4 Bedrooms On A 1140 M2 Plot With Open Views And Pool, In A Quiet Location.,

34600, Hérault, Occitanie

* 4 Beds * 2 Baths

€249,000

Ref: T299900E

Hamlet of the Orb valley , 1 minute from a supermarket and from a primary school, 10 minutes from Bedarieux (small town with all shops, cafes, restaurants, supermarkets, primary and secondary schools), 30 minutes from Beziers, 10 minutes from the Salagou lake, 25 minutes from the motorway and 40 minutes from the coast. Detached villa (construction from the end of the 80's), with 90 m2 of living space (including 4 bedrooms and 2 bathrooms) on a land of 1140 m2 with pool, in a quiet environment with open views. Some small refreshments to foresee. Ground (garden level) = Garage of about 35 m2 + storage/cellar under house. 1st (terrace level) = Living room/lounge/equipped kitchen of 35 m2 (upper and lower units, extractor, electric oven, hob, sink) with access to the terrace and pool + hall of 10 m2 + 4 bedrooms of 11.5 m2, 9.5 m2, 9 m2 et 8.5 m2 + bathroom of 4.5 m2 (bath and washbasin) + WC with handbasin + washroom of 3.6 m2 (WC, shower and washbasin). Exterior = Terrace with pergol

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

Property Description

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Detached villa (construction from the end of the 80's), with 90 m² of living space (including 4 bedrooms and 2 bathrooms) on a land of 1140 m² with pool, in a quiet environment with open views. Some small refreshments to foresee. Ground (garden level) = Garage of about 35 m² + storage/cellar under house. 1st (terrace level) = Living room/lounge/equipped kitchen of 35 m² (upper and lower units, extractor, electric oven, hob, sink) with access to the terrace and pool + hall of 10 m² + 4 bedrooms of 11.5 m², 9.5 m², 9 m² et 8.5 m² + bathroom of 4.5 m² (bath and washbasin) + WC with handbasin + washroom of 3.6 m² (WC, shower and washbasin). Exterior = Terrace with pergola + secured pool (8x4m) + petanque field. Extras = Wood burner and electric heaters + annual land tax of about 750 € + estimated amount of annual energy consumption for standard use: between 1289 € and 1745 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + some small refreshments to foresee. Price = 249.000 € (Nice 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 Property Id : 47754 Bedrooms: 4 Bathrooms: 2 Reference: T299900E Other Features Immediately Habitable Latest properties Outside space Private parking/Garage Rental Potential Swimming Pool Terrace With Land/Garden



