



**Beautiful Renovated Villa With 155 M2  
Of Living Space, 4 Bedrooms, On A  
1319 M2 Plot With Pool.,**

34480, Hérault, Occitanie

\* 4 Beds \* 2 Baths

**€567,000**

Ref: SA567000E

Village with all shops and restaurants, grocery, bakery, 20 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river. Charming villa located on a tranquil street of a neighbourhood at the edge of the village. Recently renovated inside, this property offers the perfect blend of modern comfort and traditional character, with 155 m2 of living space including 4 bedrooms and 2 bathrooms. With its lovely landscaped garden and swimming pool, it provides an ideal setting for enjoying moments of relaxation with family or friends. Ground = Entrance onto an equipped kitchen of 17.2 m2 (upper and lower units, sink, electrical oven, hob, dishwasher, fridge, extractor fan) + living room of 54.6 m2 + hall of 4 m2 + en suite bedroom of 12.2 m2 with dressing room of 8.3 m2 + shower room of 6 m2 (italian walk-in shower, washbasin) + WC + laundry room of 18.5 m2 + storage of 6 m2 + garage of 22 m2 . 1er = Mezzanine of 7 m2 + 3 bedrooms of 9 m2, 14 m2 and 9.5 m2 + shower room o

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



## Property Description

Village with all shops and restaurants, grocery, bakery, 20 minutes from Beziers, 25 minutes from the beach and 10 minutes from the Orb river. Charming villa located on a tranquil street of a neighbourhood at the edge of the village. Recently renovated inside, this property offers the perfect blend of modern comfort and traditional character, with 155 m<sup>2</sup> of living space including 4 bedrooms and 2 bathrooms. With its lovely landscaped garden and swimming pool, it provides an ideal setting for enjoying moments of relaxation with family or friends. Ground = Entrance onto an equipped kitchen of 17.2 m<sup>2</sup> (upper and lower units, sink, electrical oven, hob, dishwasher, fridge, extractor fan) + living room of 54.6 m<sup>2</sup> + hall of 4 m<sup>2</sup> + en suite bedroom of 12.2 m<sup>2</sup> with dressing room of 8.3 m<sup>2</sup> + shower room of 6 m<sup>2</sup> (italian walk-in shower, washbasin) + WC + laundry room of 18.5 m<sup>2</sup> + storage of 6 m<sup>2</sup> + garage of 22 m<sup>2</sup>. 1er = Mezzanine of 7 m<sup>2</sup> + 3 bedrooms of 9 m<sup>2</sup>, 14 m<sup>2</sup> and 9.5 m<sup>2</sup> + shower room of 3.7 m<sup>2</sup> (washbasin, italian walk-in shower). Exterior = Mediterranean plants + pool (8x4m, chlorine) + well + covered parking area + vegetable plot. Extras = Reversible air conditioning, gas central heating and pellets burner + annual land tax of about 1300 €. Price = 567.000 € (Good location and very comfortable home !) 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 : 48450 Property Size: 155 m<sup>2</sup> Property Lot Size: 1,319 m<sup>2</sup> Bedrooms: 4 Bathrooms: 2 Reference: SA567000E Other Features Immediately Habitable Latest properties Outside space Private parking/Garage Rental Potential Swimming Pool Terrace With Land/Garden



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