



Villa

CAPESTANG (34)

362 000 €*

* Agency fees to be paid by the seller



120 m²



5 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

In the town of CAPESTANG (34310), a charming village crossed by the Canal du Midi, where you will have the privilege of residing and benefiting from all amenities (supermarkets, local shops, schools, college, medical center, skate park) 13km away from Béziers. I invite you to discover this superb type 5 villa, one floor high, offering 4 beautiful bedrooms including a master suite totaling approximately 120 m². Built on a plot of 386 m² with a 7x3m swimming pool. Of contemporary construction, it offers all the modern services desired. The materials are of high quality, all meeting RT2012 standards. The layout of this unique villa is ideal with large openings, a generous living room with a view of the separate and fully equipped kitchen. You will appreciate the master suite on the ground floor, with private access to the swimming pool. A bathroom with its walk-in shower and a dressing room. A separate toilet. Upstairs: 3 beautiful bedrooms with cupboards complete the sleeping area and a modern bathroom with corner bathtub and wall-hung toilet. You will also benefit from the annexes: a garage of approximately 15 m² and a pantry/laundry room. As well as two outdoor parking spaces. Garden side: It is completely fenced and landscaped. The secure swimming pool. And a terrace of approximately 25 m² with south/east exposure to enjoy good outdoor meals. You will be seduced by its privileged location! A real favorite! Don't wait any longer and contact me on 06 43 58 32 84. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Karine FORRAY

COLOMBIERS (34440)

Agent

RSAC : 512 881 665 00024

Courts service city :
BEZIERS

(+33)6 43 58 32 84

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 829263

Property type Villa

Year of construction 2023

Exposure S-E

View Vue sur Jardin

SURFACES

Living space 120 m²

Living room surface 40 m²

Land surface 386 m²

COMPOSITION

Number of rooms 5

Number of bedrooms 4

Number of bathrooms 1

Toilets count 2

Washrooms 1

Terrace 1

APPENDIX

Parking extérieur

Parking space 2

Garage 1

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Kitchen équipée

Swimming-pool Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle