



House

BESSAN (34)

377 000 €*

* Agency fees to be paid by the seller



131 m²



5 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Bessan, pretty village located between Agde and Pézénas, 5 minutes from the A9 and 10 minutes from the A75, 30 minutes from Montpellier, in a quiet area, close to school infrastructure and shops on foot. Come and discover this contemporary villa with its independent studio built on land of approximately 400 m². This villa will seduce you with the quality of the materials used as well as these 'high-end' services which combine a subtle blend of comfort and aesthetics. You arrive via a main driveway which can accommodate 3 parked cars. The villa is built on RT 2020 standard. It consists on the ground floor, of a large living room of more than 42 m² with its contemporary kitchen equipped with quality household appliances and access to a first paved terrace. In addition, you will appreciate its cellar with window, a first independent toilet with pocket door, window and hand basin. For the sleeping area, you will discover a first master bedroom with dressing room, bathroom and French window for direct access to the second south-facing terrace. second bedroom opens onto a third paved terrace. Upstairs, a master suite with dressing room, separate toilet, bathroom with window offers direct access to a terrace of more than 15 m². Due to its configuration, this villa allows a family to move freely without promiscuity! You will appreciate the ducted air conditioning throughout the villa, the electric shutters, the resin joinery. The marble tiling on the floor, in the showers or the bathroom brings a clean, chic and refined touch. The studio of more than 31 m² with air conditioning is composed of a kitchen equipped with household appliances, a bedroom with shower, sink and window. This studio was built and designed in the same spirit as the main villa with the same quality of services. Currently it is rented by the week for a rental report. Contact Olga on 06 12 31 42 52 or by SMS. 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!



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BESSAN (34550)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 853767
Property type House
Year of construction 2022
Exposure South
View Vue dégagée

SURFACES

Living space 131 m²
Living room surface 42 m²
Land surface 372 m²

COMPOSITION

Number of rooms 5
Number of bedrooms 4
Number of bathrooms 1
Toilets count 3
Washrooms 2
Balcony 1
Terrace 1

DPE/GES

DPE 32
GES 1

APPENDIX

Parking extérieur
Parking space 3
Videophone Non

SERVICES

Air conditioning Yes
Heater pompe à chaleur
Kitchen aménagée