

390 000 €

Buying villa

5 rooms

Surface : 150 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Surface of the land : 1031 m<sup>2</sup>

Year of construction : 2010

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : tiles

Amenities :

Pool, Pool house, Bedroom on ground floor, Double Glazing, Automatic gate, Calm

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

#### Legal information

390 000 € fees included

4,00% VAT of fees paid by the buyer

(375 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr)



### Villa B02012 Faugères

REF / B02012 FAUGERES Very beautiful type 5 villa of approximately 150 m<sup>2</sup> on land of 1031 m<sup>2</sup> with swimming pool and garage located in the small village of Faugères 25 minutes from Béziers. This property is made up of a beautiful bright living room of approximately 50 m<sup>2</sup> including an American kitchen, a dining room and a living room all opening onto a terrace with a motorized pergola. We then find four spacious bedrooms, two of which have direct access to the terrace. We also see two shower rooms, one of which is equipped with a bathtub and a shower. This property is equipped with double glazing and reversible air conditioning. The 1031 m<sup>2</sup> land is divided into various spaces, it includes an 8x4 m swimming pool, as well as a summer kitchen with electric blinds and various rest areas.

Energy class (dpe) : B - Emission of greenhouse gases (ges) : C  
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