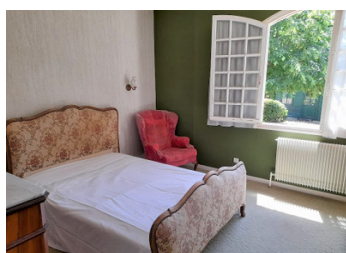
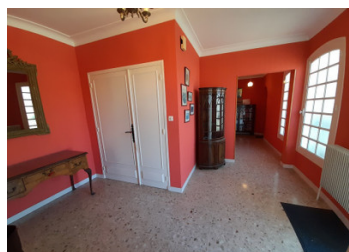


Lovely single storey villa with a delightful private garden. 115 m of habitable space, 2 bedrooms and garage.



INFORMATION

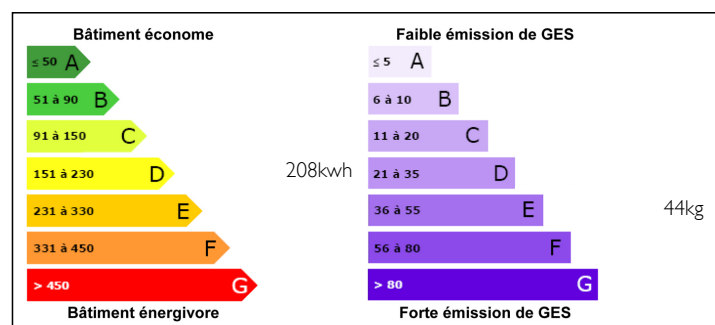
Town:	Bassan
Department:	Hérault
Bed:	2
Bath:	1
Floor:	115 m2
Plot Size:	1009 m2



IN BRIEF

Detached single storey villa ideally located in a quiet environment just a few minutes walk from the centre of the pretty village of Bassan which has a bar, restaurant, pharmacy, food store etc. The historic town of Beziers, the hills of Haute Languedoc, Cap d'Agde airport and the Mediterranean Sea are all close by. This is a bright and spacious property consisting of an entrance hall, store room, a living / dining room all with marble and terrazzo flooring and a large open fireplace - double glazed doors access the terraces and garden. There is a separate fitted kitchen, 2 double bedrooms, a dressing room, a bathroom with bath, shower and bidet, a separate wc. The property has a large double garage which is also accessible from the house, plenty of private off road parking, a delightful enclosed mature garden with a summer house/chalet/office and plenty of room for...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This lovely single storey villa would make an ideal permanent residence or a holiday home, it just needs a bit of a refresh - you will fall in love with the garden.

Property in a nutshell:

115 m² of habitable space,

Plot size - 1009m²,

Entrance hall of 13.85m²,

Storeroom of 2.72 m²,

Kitchen of 10.38 m²,

Living room of 27.47m² /dining room of 12.82m²,

Bedroom of 15.71m²,

Bedroom of 12.63m²,

Dressing room of 3.58m²,

Bathroom of 7.27m²,

Independent wc,

Garage of 28.41m² which is accessible from the house and outside.

Outside;

A delightful private garden,

A summer house/chalet/office of 10.20m²

Private off road parking.

Good to know:

The villa is only a few minutes away from amenities.

Oil central heating,

Large open fireplace,

Marble and terrazzo flooring in the living areas.

Please note that all the measurements are approximate.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES