



## Charming Renovated Villa With Independent Studio And Rental Potential, 5990 M2 Of Land With Swimming Pool.



### Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (467) 363-428
Sprachen:	English, French
Webseite:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 582,293.27

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Pezenas
Postleitzahl:	34120
Veröffentlicht:	16.05.2025

#### Beschreibung:

Village with all amenities, cafes and restaurants, school and college, 20 minutes from Beziers, 10 minutes from Pezenas and 30 minutes from the beaches.

Set in almost 6000 m2 of lush greenery, this property with 165 m2 of living space is located in the countryside, but not isolated, just 500 m from the village entrance. Built in 1984 and fully renovated in 2018, the main house retains its character while benefiting from modern comforts. It offers 3 spacious, bright bedrooms, plus the possibility of converting an additional family suite into a small independent apartment without compromising the main living space - ideal for entertaining or considering rental income. A perfectly self-contained 25 m2 studio apartment completes the ensemble. This rare property harmoniously combines nature and proximity to amenities. A great opportunity for a primary or secondary residence with rental potential.

Interior = Entrance into 45 m2 living room/equipped kitchen opening onto 20 m2 sitting area + 3 bedrooms of 9 m2, 10 m2 and 10.2 m2 + 5 m2 shower room (italian shower, washbasin, washing machine connection) + WC + double door to family suite (3 m2 hall + WC + 10 m2 study with separate



entrance and possible conversion into kitchen) + 16 m2 bedroom with dressing room, en suite with Italian shower, washbasin and access to a private terrace of about 40 m2 (jacuzzi to be negotiated).

Independent 26 m2 studio (shared terrace) with kitchenette and shower room (Italian shower, WC).

Exterior = Wooded plot with fruit trees + swimming pool (8x5m, chlorine) + 2 garden sheds + 20 m2 workshop + borehole.

Miscellaneous = Electric heating, wood-burning stove and reversible air-conditioning + property tax of 2200 Euros + septic tank (work to be planned, estimate in progress) + mains water and electricity + solar panels for self-consumption and virtual storage.

Price = 494.500 Euros (Beautiful renovated house with superb grounds !)

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 : 69208

Property Size: 165 m2

Property Lot Size: 5,990 m2

Bedrooms: 5

Bathrooms: 3

Reference: RP494500E

## Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Allgemein

Schlafzimmer: 5

Badezimmer: 3

## Versorgungsdetails

Heizung: Ja



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## Gebäudedetails

Außen-Ausstattung:

Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:

IX6.925.212

