



## Traditionally Built Villa Offering 130 M2 Living Space On 1520 M2 Of Land With Swimming Pool And Superb Summer Kitchen.



### 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
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Sprachen:	English, French
Webseite:	<a href="https://realestateoccitanie.com">https://realestateoccitanie.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 324,000

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34480
Veröffentlicht:	27.05.2025

#### Beschreibung:

Nice village with grocery shop, bar/restaurant, school, physiotherapist, treatment/massage room, 20 minutes from Beziers, 25 minutes from Pezenas and 30 minutes from the beaches.

This traditionally built villa is located in a quiet residential area within walking distance of shops. It offers a pleasant living environment on 1520 m2 of wooded land, part of which is still available for building, with independent access - ideal for an extension or outbuilding. The house offers around 130 m2 of living space, including 4 bedrooms. A superb summer kitchen completes the exterior features, perfect for enjoying the sunny days around the swimming pool. The villa requires general refurbishment, offering great potential for customisation to suit your tastes and needs.

Basement = 110 m2 garage.

Ground = 35 m2 living room with fireplace and access to terrace + 14 m2 fitted kitchen (wall and floor units, induction hob, sink, dishwasher, electric oven, microwave, extractor hood) with access to terrace +



7 m2 hallway + 2.5 m2 storeroom + 3 bedrooms of 16 m2, 11 m2 and 11 m2 with built-in wardrobes + 7 m2 bathroom (2 washbasins, bidet, bath).

1st = 25 m2 bedroom.

Exterior = Enclosed garden with trees and swimming pool (10x5m, chlorine filtration) + superb 60 m2 fitted summer kitchen (base units, hob, barbecue, fridge, dishwasher) with shower room (shower and wc) + small plot of land behind the house (about 200 m2) with independent access.

Miscellaneous = Centralised air-conditioning + annual property tax of 1781 Euros + estimated amount of annual energy consumption for standard use: between 1622 Euros and 2194 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + planned refurbishment work (painting/kitchen/bathrooms about 50.000 Euros).

Price = 324.000 Euros (Good location, very pleasant !)

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 Georisks website: [georisques.gouv.fr](https://georisques.gouv.fr)

Property Id : 70054

Property Size: 130 m2

Property Lot Size: 1,520 m2

Bedrooms: 4

Bathrooms: 1

Reference: AS324000EG

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Allgemein

Schlafzimmer: 4

Badezimmer: 1

## Zimmerdetails



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Innenausstattung:

Fitted kitchen

## Gebäudedetails

Außen-Ausstattung:

Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:

IX6.982.048

