



## Pretty And Charming Villa With 130 M2 Living Space And 45 M2 Workshop On 721 M2 Of Land With Swimming Pool In A Quiet Location.



### Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Firma:	
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Dienstleistung:	
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
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Sprachen:	English, French
Webseite:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 585,570.56

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34480
Veröffentlicht:	03.06.2025

#### Beschreibung:

Village with all amenities, nursery and primary schools, restaurants and cafe, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

Pretty villa on 721 m2 of land, in very good condition, with 130 m2 of living space including 4 bedrooms and 2 bathrooms (one of which is on the ground floor), not overlooked, with heated swimming pool and charming, easy-to-maintain garden. A 45 m2 extension (workshops) could be converted into an independent studio. Situated in a quiet residential area, 10 minutes' walk from the shops.

Ground = 50 m2 living/dining room with fireplace + 13.5 m2 fitted kitchen (hob, extractor hood, electric oven, dishwasher, sink, wall and floor units) + 6 m2 storeroom + 4 m2 hall + 5 m2 bathroom (2 basins and bath) + 14 m2 bedroom + 14 m2 workshop with access to another 31 m2 workshop (with access to the rear of the house) + 23 m2 garage.

1st = 3.5 m2 hallway + 3 bedrooms of 10.9 m2, 10 m2 and 10 m2 + WC + 3 m2 shower room (shower



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and washbasin).

Exterior = Beautiful terrace + swimming pool (8x4m, chlorine, heated with electric protective cover).

Miscellaneous = Reversible underfloor air conditioning + annual property tax of 2041 Euros + estimated amount of annual energy consumption for standard use: between 880 Euros and 1280 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + automatic watering system.

Price = 499.000 Euros (Cosy, quiet and welcoming!)

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

Property Id : 76109

Property Size: 130 m<sup>2</sup>

Property Lot Size: 721 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: LS556400E

## Other Features

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Zustand: Sehr gut

## Allgemein

Schlafzimmer: 4

Badezimmer: 2

Fertige m<sup>2</sup>: 130 m<sup>2</sup>

Grundstücksgröße: 721 m<sup>2</sup>

## Zimmerdetails

Innenausstattung: Fitted kitchen

## Gebäudedetails



Außen-Ausstattung:

Pool

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID:

IX6.987.370

