



Superb, Immaculate Villa Offering 180 M2 Of Living Space Including An Independent Gite, Set In 751 M2 Of Land With Swimming Pool And Lovely Views.



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:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 685,326.66

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34290
Veröffentlicht:	21.07.2025

Beschreibung:

Village with all amenities 5 minutes from Servian, 15 minutes from Pezenas and the motorway, 25 minutes from the beaches.

Beautiful single-storey villa with 180 m2 living space, including a 60 m2 self-contained gite, set in 751 m2 of land with swimming pool and open views over the village. The property is in excellent condition, with the main house offering 3/4 bedrooms and no work required. The garden is perfectly maintained, and the property offers great potential for seasonal or year-round rental. A must see!

Main house

Ground = Entrance into 70 m2 living room/kitchen with wood-burning stove (wall and floor units, hob, electric oven, dishwasher, hood) + 3 bedrooms of 12 m2, 11 m2 and 10 m2 with built-in wardrobes + 9.7 m2 dressing room (former bedroom) + WC + 8.5 m2 shower room (walk-in shower, 2 basins).

Gite



18 m2 living room with 13 m2 mezzanine sleeping area and storage space + 23 m2 fitted kitchen/dining room + 6.5 m2 shower room (basin, walk-in shower, WC) + access to a private terrace.

Outside = Beautiful garden with 2 wells and 3x4m chlorine pool + lovely views + very nice tiled terrace + summer kitchen with work surface, barbecue area and oven + outdoor bar + shower + garden shed used as a workshop.

Miscellaneous = Very healthy house in immaculate condition + very pleasant village + reversible air conditioning and wood burner + self-consuming solar panels (4KW) + estimated amount of annual energy consumption for standard use: between 793 Euros and 1073 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + 1600 Euros property tax + 2 wells with integrated watering system + gite rented seasonally 600 Euros/week.

Price = 588.500 Euros (Very nice product with lovely views !)

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

Property Id : 72614
Property Size: 180 m2
Property Lot Size: 751 m2
Bedrooms: 4
Bathrooms: 2
Reference: AS588500E

Other Features

Immediately Habitable
Latest properties
Outside space
Private parking/Garage
Rental Potential
Swimming Pool
Terrace
With Land/Garden

Zustand: Ausgezeichnet

Allgemein

Schlafzimmer:	4
Badezimmer:	2
Fertige m ² :	180 m ²
Grundstücksgröße:	751 m ²



Zimmerdetails

Innenausstattung: Fitted kitchen

Gebäudedetails

Außen-Ausstattung: Pool

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX7.350.667

