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https://www.imlix.com/de/

Large Single-Storey Villa With About 140 M2 Of Living Space On 1000 M2 Of Land With Swimming Pool.



Agenten-Info

Name: Freddy Rueda
Name der Freddy Rueda Sarl

Firma:

Land: Frankreich

Erfahrung seit:

Art der Immobilien verkaufen

Dienstleistung: Spezialgebiete:

Art der Wohnungen, Häuser

Immobilie:

Telefon: +33 (467) 363-428 Sprachen: English, French

Webseite: https://realestateoccitani

e.com

Anzeigen-Details

Immobilie für: Kaufen

Preis: EUR 499,000

Standort

Land: Frankreich
Staat/Region/Provinz: Occitanie
Postleitzahl: 34290
Veröffentlicht: 20.11.2025

Beschreibung:

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

Large single-storey villa offering about 140 m2 of living space, set on 1000 m2 of land with a swimming pool. The house comprises an 85 m2 section with two bedrooms and a bathroom, and a second section of approximately 55 m2, a former garage that has been converted into three bedrooms, including a master suite. The garden, which is very easy to maintain, has a 35 m2 annex that could be converted into a summer kitchen, ideally located opposite a lovely swimming pool with a jacuzzi area.

Interior = Entrance hall leading to a 45 m2 living room/kitchen (wall and base units, hob, electric oven, dishwasher, combination microwave oven, extractor hood) + 2 bedrooms of 12 m2 and 12.7 m2 with built-in cupboards + WC + 4.7 m2 bathroom (washbasin and bathtub) + 3.8 m2 hall + 2 bedrooms of 11.5 m2 and 9 m2 + 5.3 m2 study + 1.5 m2 hall + 10 m2 en-suite bedroom with 2 m2 dressing room and 2.2 m2 shower room (shower and washbasin).

Outside = Easy-care garden with large terrace and 8×6 m kidney-shaped swimming pool and Jacuzzi area

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+ 35 m² annex ideal for a summer kitchen + wooden terrace in front of one of the bedrooms.

Miscellaneous = Reversible air conditioning + very pleasant village + property tax of around 1800 Euros + possibility of easily setting up a business as it is a residential artisans district.

Price = 499.000 Euros (Ideal for a large family!)

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: 77526 Property Size: 140 m2

Property Lot Size: 1,000 m2

Bedrooms: 5
Bathrooms: 2

Reference: A499000EB

Other Features

Immediately Habitable Latest properties Outside space Rental Potential Swimming Pool Terrace

With Land/Garden

Allgemein

Schlafzimmer: 5
Badezimmer: 2

Fertige m²: 140 m²
Grundstücksgröße: 1000 m²

Gebäudedetails

Außen-Ausstattung: Pool

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX7.937.823

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