



## Pleasant Traditional Single Storey Villa With 4 Bedrooms On A 1512 M2 Land With Terraces And 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 471,437.11

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Puissalicon
Postleitzahl:	34480
Veröffentlicht:	18.03.2026

#### Beschreibung:

Pleasant village with all amenities (cafes, restaurant, bakery, etc.) just 5 minutes from Roujan, 15 minutes from Pezenas and 30 minutes from the beaches!

Pleasant traditional single storey villa (4 sides, 1999, in good condition), offering a living area of 138 m<sup>2</sup>, it consists of 4 bedrooms, a shower room, a living room of 40 m<sup>2</sup>, a modern and fully equipped kitchen of 20 m<sup>2</sup>, a utility/laundry room and a large garage! All set on a 1512 m<sup>2</sup> land, with swimming pool, terrace with barbecue on the kitchen side and large covered terrace on the pool side! Quiet!

Ground = 8 m<sup>2</sup> entrance hall with cupboard + WC of 2 m<sup>2</sup> + large, modern, fully-equipped 20 m<sup>2</sup> kitchen (central island, base units, gas hob, hood, electric oven, dishwasher, double sink and french doors onto terrace with barbecue) + utility/laundry room of 11 m<sup>2</sup> with WC + living room of 40 m<sup>2</sup> with 2 french doors onto a large terrace (pool side) as well as an insert fireplace + large hallway of 8 m<sup>2</sup> + shower room of 8 m<sup>2</sup> (double washbasin unit, shower) + 3 bedrooms of 11 m<sup>2</sup> (two with cupboards) + bedroom (or office) of 10 m<sup>2</sup> + access to garage of 30 m<sup>2</sup> with mezzanine.



---

Exterior = 1512 m<sup>2</sup> of land + 8.70×4.20m salt water swimming pool (1.50m deep) + terrace on kitchen side with barbecue + large 33 m<sup>2</sup> covered terrace (on pool side), south facing.

Miscellaneous = Built in 1999 + in perfect condition + tiled floor + double glazing + wooden shutters + gas central heating with underground tank + insert fireplace + mains drainage + estimated amount of annual energy consumption for standard use: between 1740 Euros and 2410 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1600 Euros.

Price = 401.740 Euros (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](http://georisques.gouv.fr)

Property Id : 81631

Property Size: 138 m<sup>2</sup>

Property Lot Size: 1,512 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 1

Reference: P415800EE

## **Other Features**

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Zustand: Gut

## **Allgemein**

Schlafzimmer: 4

Badezimmer: 1

Fertige m<sup>2</sup>: 138 m<sup>2</sup>

Grundstücksgröße: 1512 m<sup>2</sup>

## **Versorgungsdetails**

Heizung: Ja

## **Gebäudedetails**



Außen-Ausstattung:

Pool

## **Mietbedingungen**

Verfügbar ab:

## **Kontaktinformation**

IMLIX ID:

IX8.294.396

