



A Lovely Countryside House Setting In The Heart Of The Vineyards, Set On 4000 M2 Of Land With A Swimming Pool And Close To All Amenities.



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 721,671.85

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Pezenas
Postleitzahl:	34120
Veröffentlicht:	13.07.2026

Beschreibung:

Village with a full range of shops, supermarkets, a swimming pool, a sports hall, restaurants, primary and secondary schools, and is 10 minutes from Pezenas and Beziers, and 20 minutes from the beaches.

Built in the early 1980s and renovated around fifteen years ago, this pleasant single-storey villa offers a privileged living environment. Set on magnificent grounds of approximately 4000 m2 in the heart of the vineyards, it enjoys a peaceful setting whilst remaining just 5 minutes from a village offering all amenities (shops, bars, restaurants, :) and 10 minutes from Beziers. Its location is ideal for nature lovers who wish to enjoy a green setting without being isolated. The house has four bedrooms, two bathrooms and opens out onto a lovely swimming pool. A property full of charm - don't delay in coming to see it!

Interior = 10 m2 entrance hall + 24 m2 fitted kitchen (built-in units, electric oven, fridge, sink, induction hob, dishwasher) + 38 m2 living room + 5.6 m2 corridor + 3 bedrooms of 16 m2, 16 m2 and 17 m2 + 10 m2 bathroom (shower, corner bath, washbasin) + WC with washbasin + 2.5 m2 hall + 14 m2 bedroom +



6.4 m2 bathroom (bath, washbasin, WC) + separate outdoor storage room of approximately 15 m2.

Outdoor area = Approximately 4000 m2 of land with a traditional swimming pool (11.5 x 4 m, chlorinated, recent pump, new tiling) + parking area + electric gate.

Miscellaneous = Electric heating and wood-burning stove + property tax of 1900 Euros + septic tank (new) and borehole shared with another property, in accordance with the provisions set out in the notarial deed + ADSL+ mains electricity.

Price = 620.000 Euros (A very attractive property !)

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 : 88697

Property Size: 160 m2

Property Lot Size: 4,000 m2

Bedrooms: 4

Bathrooms: 2

Reference: SP620000E

Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Allgemein

Schlafzimmer: 4

Badezimmer: 2

Fertige m²: 160 m²

Grundstücksgröße: 4000 m²

Zimmerdetails

Innenausstattung: Fitted kitchen



Versorgungsdetails

Heizung: Ja

Gebäudedetails

Außen-Ausstattung: Pool

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX8.709.376

