



Superb Single-Storey Villa With 5 Bedrooms, Large Terrace And Garage With Workshop On A Pleasant 900 M2 Plot With Swimming 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:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 559,522.87

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Postleitzahl:	34490
Veröffentlicht:	28.07.2026
Beschreibung:	

Village with all amenities (bakery, cafe, restaurant, supermarket, :), located just 10 minutes from Beziers and 25 minutes from the beaches!

Superb single-storey villa dating from 2007, just a few minutes from villages offering all amenities, with 125 m2 of living space, comprising a bright living area with a fully equipped open-plan kitchen, 5 bedrooms, 2 shower rooms, a garage with workshop, all set on a pleasant 900 m2 plot (easy to maintain) featuring a swimming pool, a large terrace and a summer kitchen! High-quality features throughout, with no work required!

Ground = Entrance hall of 7.44 m2 + WC of 2.67 m2 with hand basin + open-plan and fully equipped kitchen (Cuisinella brand) of 8.72 m2 (central island, induction hob, extractor hood, sink, microwave, electric oven) + bright 36 m2 living area with pellet stove and French doors opening onto the pool area + 16 m2 master suite comprising a bedroom with built-in storage and en-suite shower room (shower, vanity unit, cupboards) + large 7.27 m2 hallway with cupboard + 8.66 m2 bedroom with built-in wardrobes +



6.08 m2 shower room (walk-in shower, double vanity unit, WC) + 11.13 m2 bedroom with built-in wardrobes + 10.95 m2 bedroom with built in wardrobes + 10.83 m2 bedroom with storage.

Exterior = Landscaped and easy-to-maintain 900 m2 plot + saltwater coque swimming pool (7×3.5m) surrounded by a large terrace + covered summer kitchen with worktop and sink + water from the Bas-Rhone irrigation network for watering the garden (at an attractive rate) + double entrance gates + 22 m2 garage with 6 m2 workshop and an additional storage room of approximately 10 m2.

Additional features = Built in 2007 + 3kW solar panels (covering half of the electricity consumption) + mosquito net on windows + good insulation + central vacuum system + double glazing + wooden and electric shutters + pellet stove + reversible air conditioning + electric heating + tiled flooring + connected to mains drainage and mains water + annual property tax of 1740 Euros.

Price = 486.000 Euros (In perfect condition, no work required!)

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 : 89517
Property Size: 125 m2
Property Lot Size: 900 m2
Bedrooms: 5
Bathrooms: 2
Reference: T486000E

Other Features

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

Allgemein

Schlafzimmer:	5
Badezimmer:	2
Fertige m ² :	125 m ²
Grundstücksgröße:	900 m ²



Versorgungsdetails

Heizung: Ja

Gebäudedetails

Außen-Ausstattung: Pool

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX8.770.441

