



## Single-Storey Villa With 125 M2 Of Living Space On 579 M2 Of Land With Swimming Pool, Near Pezenas.



### Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
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Χώρα:	France
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Site:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 496,633.2

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Pezenas
Ταχυδρομικός κωδικός:	34320
Δημοσιεύθηκε:	14/08/2025

### Περιγραφή:

Village with all shops, cafes and restaurants, school and college, 20 minutes from Beziers, 10 minutes from Pezenas and 30 minutes from the beaches.

Located in a small, quiet housing estate, on the edge of the village, just 10 minutes from the charming and dynamic town of Pezenas, this immaculate single-storey villa offers approximately 125 m2 of living space on 570 m2 of enclosed land. Built in the early 2000s, it has all modern comforts: centralised air conditioning, swimming pool with retractable cover, solar panels generating an attractive rental income. The house offers 3 to 4 bedrooms depending on the layout chosen, ideal for a family or for entertaining. The environment is peaceful, yet close to amenities and main roads. A great opportunity in a pleasant and sought-after setting.

Interior = 6.6 m2 entrance hall + 35 m2 living room/fitted kitchen with access to an 11 m2 veranda overlooking the swimming pool + 7 m2 hall + 3 bedrooms of 14.4 m2, 13.3 m2 and 10 m2 + office/bedroom of 8 m2 + shower room of 5.3 m2 (shower, bathtub, washbasin) + WC + laundry room/utility room of 15 m2 with bay window.



Outside = Wooded plot with fruit trees (lemons, oranges, mandarins, plums, figs, cherries, apricots) + swimming pool (7x3m, chlorine with retractable cover) + 2 garden sheds + carport + outdoor toilet with washbasin + small vegetable garden + wood store.

Miscellaneous = Centralised reversible air conditioning, wood-burning stove + estimated amount of annual energy consumption for standard use: between 760 Euros and 1028 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax of 1233 Euros + solar panels generating approximately 1300 Euros /year.

Price = 425.000 Euros (Comfort and high-quality)

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 : 73798

Property Size: 125 m2

Property Lot Size: 570 m2

Bedrooms: 4

Bathrooms: 1

Reference: RP425000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Κοινά

Κρεβατοκάμαρες: 4

Μπάνια: 1

Τελειωμένα τετραγωνικά 125 τ.μ

πόδια:

Μέγεθος αυλής: 570 τ.μ

## Room details

Indoor Features: Fitted kitchen



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## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX7.431.372

