

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



Στοιχεία μεσίτη

Όνομα:	Freddy Rueda
Όνομα	Freddy Rueda Sarl
επαρείας:	
Χώρα:	France
Experience	
since:	
Τύπος	Selling a Property
υπηρεσίας:	
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Site:	https://realestateoccitani e.com

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	EUR 499,000

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	34290
Δημοσιεύθηκε:	20/11/2025
Περιγραφή:	

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

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 8x6 m kidney-shaped swimming pool and Jacuzzi area

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

Miscellaneous = Reversible air conditioning + very pleasant village + estimated amount of annual energy consumption for standard use: between 692 Euros and 936 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + 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 Geo-risks 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

Κουνά

Κρεβατοκάμαρες: 5

Μπάνια: 2

Τελειωμένα τετραγωνικά 140 τ.μ

πόδια:

Μέγεθος αυλής: 1000 τ.μ

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:



IMLIX αγορά ακινήτων
<https://www.imlix.com/el/>

Contact information

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