



## Pleasant Villa With 4 Bedrooms And Independent Chalet On A Lovely Landscaped Plot Of 1338 M2 With Pool And Open Views



### Στοιχεία μεσίτη

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Όνομα:            | Freddy Rueda                                                                |
| Όνομα εταιρείας:  | Freddy Rueda Sarl                                                           |
| Χώρα:             | France                                                                      |
| Experience since: |                                                                             |
| Τύπος υπηρεσίας:  | Selling a Property                                                          |
| Specialties:      |                                                                             |
| Property Type:    | Apartments, Houses                                                          |
| Τηλέφωνο:         | +33 (467) 363-428                                                           |
| Languages:        | English, French                                                             |
| Site:             | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Στοιχεία καταχώρησης

|              |                |
|--------------|----------------|
| Ακίνητο για: | Πώληση         |
| Τιμή:        | USD 454,845.78 |

### Τοποθεσία

|                        |            |
|------------------------|------------|
| Χώρα:                  | France     |
| Νομός/Περιοχή/Επαρχία: | Occitanie  |
| Πόλη:                  | Pezenas    |
| Ταχυδρομικός κωδικός:  | 34120      |
| Δημοσιεύθηκε:          | 21/07/2026 |

### Περιγραφή:

A charming village with a grocery store, pizzeria, bar and post office, located just 10 minutes from Pezenas (a beautiful historic town with all amenities), 30 minutes from Cap d'Agde, its beaches and the airport !

Pleasant traditionally built villa (2003) offering 153 m2 of living space, comprising 4 bedrooms including a master suite, 2 bathrooms, and a beautiful light-filled living area with a fully equipped open-plan kitchen and mezzanine ! In addition, there is a completely independent 20 m2 wooden chalet (kitchen, bedroom, shower room), a double garage, ample parking, all set on a lovely landscaped plot of 1338 m2 with swimming pool and terraces. Peaceful setting with lovely open views !

### Main house

Basement = Double garage of approximately 80 m2.



Ground = Entrance hall of 6.52 m2 with built-in cupboards + master bedroom of 10.20 m2 with built-in wardrobe with access to its en-suite shower room of 10.96 m2 (walk-in shower, vanity unit, WC, heated towel rail) + hallway of 5.90 m2 + bathroom of 5.60 m2 (double vanity unit, bathtub with jets, WC) + bedroom of 9.30 m2 + bedroom of 8.96 m2 + bedroom of 11.14 m2 + spacious living room of 33.86 m2 with sliding patio doors opening onto the terrace + fully fitted open-plan kitchen of 25 m2 (wall and base units, range cooker, dishwasher, washing machine, American-style fridge, freezer, double sink, extractor hood) with French doors opening onto the pool area.

1st = Mezzanine area of 25 m2 overlooking the living room.

Wooden chalet of 20 m2

Superb, completely self-contained wooden chalet with reversible air conditioning comprising a kitchen area (sink, small refrigerator, cupboards) + bedroom + shower room (shower, WC, vanity unit) + additional first-floor space suitable for storage or an extra sleeping area.

Exterior = Landscaped plot of 1338 m2 + secure swimming pool area with a shell pool (8x 3.5m, chlorine system) + large parking area.

Additional features = Built in 2003 + connected to mains drainage + electric heating + double glazing + wooden shutters + tiled flooring + annual property tax of 2308 Euros + estimated amount of annual energy consumption for standard use: between 1934 Euros and 2616 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + possibility to be sold fully furnished.

Price = 394.200 Euros (A delightful property in a peaceful setting !)

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](https://georisques.gouv.fr)

Property Id : 88884

Property Size: 153 m2

Property Lot Size: 1,338 m2

Bedrooms: 5

Bathrooms: 3

Reference: NP394200E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool



Terrace  
With Land/Garden

## Κοινά

|                               |          |
|-------------------------------|----------|
| Κρεβατοκάμαρες:               | 5        |
| Μπάνια:                       | 3        |
| Τελειωμένα τετραγωνικά πόδια: | 153 τ.μ  |
| Μέγεθος αυλής:                | 1338 τ.μ |

## Utility details

|          |     |
|----------|-----|
| Heating: | Ναί |
|----------|-----|

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Rental details

|            |     |
|------------|-----|
| Furnished: | Ναί |
|------------|-----|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.740.948 |
|-----------|-------------|

