

# Charming Village House With 3 Bedrooms And A Pleasant Private Terrace



## Info Agente

Nombre:	Freddy Rueda
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empresa:	
País:	Francia
Experience	
since:	
Tipo de	Selling a Property
servicio:	
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Sitio web:	<a href="https://realestateoccitani.com">https://realestateoccitani.com</a>

## Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 200,638.08

## Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Abeilhan
Código postal:	34290
Publicado:	18/11/2025

### Descripción:

Village with all amenities (bakery, butcher, cafes, etc.) located just 5 minutes from Servian, 10 minutes from Pezenas (charming historic city) and 25 minutes from the beaches !

Charming village house offering 75 m<sup>2</sup> of living space, composed of a brand new open kitchen with dining area, 3 bedrooms, a small living room, a shower room, a laundry area and a pleasant private terrace ! Right in the heart of the village center !

Ground = Brand new open kitchen of approximately 12.10 m<sup>2</sup> (upper and lower cabinets, sink, induction hob, electric oven, extractor hood) + dining area of 10 m<sup>2</sup> + WC of 1.87 m<sup>2</sup>.

1st = Landing of 2.03 m<sup>2</sup> + bedroom of 12.01 m<sup>2</sup> with built-in wardrobe and balcony + shower room of 3.70 m<sup>2</sup> (vanity unit, WC, Italian-style shower) + bedroom of 10.73 m<sup>2</sup>.

2nd = A cosy space of 7.42 m<sup>2</sup> (perfect as a small lounge/reading area) with patio doors opening onto the terrace + bedroom of 12.67 m<sup>2</sup> with beautiful high ceilings + laundry area of 1.72 m<sup>2</sup> + lovely private

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terrace of 11 m2 (no overlooking) with water and electricity.

Various = Reversible air conditioning + new electricity and plumbing + tiled floors + connected to mains drainage + character (exposed stone walls and beams) + estimated amount of annual energy consumption for standard use: between 880 Euros and 1260 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax about 400 Euros.

Price = 172.800 Euros (Cosy ! Ideal as a first investment or holiday home !)

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 : 77439

Property Size: 75 m2

Bedrooms: 3

Bathrooms: 1

Reference: AP172800E

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Rental Potential

Terrace

### **Común**

Dormitorios: 3

Baños: 1

Pies cuadrados terminados: 75 m2

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.937.825



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