



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



### Info Agente

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

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 433,765.73

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Pezenas
Código postal:	34120
Publicado:	30/04/2026

### Descripción:

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 = 372.600 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 : 84009  
Property Size: 125 m<sup>2</sup>  
Property Lot Size: 570 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 1  
Reference: RP425000EE

### **Other Features**

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

### **Común**

Dormitorios:	4
Baños:	1
Pies cuadrados terminados:	125 m <sup>2</sup>
Tamaño del lote:	570 m <sup>2</sup>

### **Room details**

Indoor Features:	Fitted kitchen
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## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.412.346

