

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



Information de l'agent

Nom:	Freddy Rueda
Nom de compagnie:	Freddy Rueda Sarl
Pays:	France
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+33 (467) 363-428
Languages:	English, French
Site web:	https://realestateoccitani e.com

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 579,388.91

Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34290
Soumis:	20/11/2025
Description:	

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

Commun

Chambres: 5

Salle de bains: 2

Pied carré fini: 140 m²

Dimesions du lot: 1000 m²

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information



IMLIX ID:

IX7.937.823

