



Pleasant Traditional Single Storey Villa With 4 Bedrooms On A 1512 M2 Land With Terraces And Pool.



Information de l'agent

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Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 471,437.11

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Puissalicon
Indicatif régional:	34480
Soumis:	18/03/2026

Description:

Pleasant village with all amenities (cafes, restaurant, bakery, etc.) just 5 minutes from Roujan, 15 minutes from Pezenas and 30 minutes from the beaches!

Pleasant traditional single storey villa (4 sides, 1999, in good condition), offering a living area of 138 m2, it consists of 4 bedrooms, a shower room, a living room of 40 m2, a modern and fully equipped kitchen of 20 m2, a utility/laundry room and a large garage! All set on a 1512 m2 land, with swimming pool, terrace with barbecue on the kitchen side and large covered terrace on the pool side! Quiet!

Ground = 8 m2 entrance hall with cupboard + WC of 2 m2 + large, modern, fully-equipped 20 m2 kitchen (central island, base units, gas hob, hood, electric oven, dishwasher, double sink and french doors onto terrace with barbecue) + utility/laundry room of 11 m2 with WC + living room of 40 m2 with 2 french doors onto a large terrace (pool side) as well as an insert fireplace + large hallway of 8 m2 + shower room of 8 m2 (double washbasin unit, shower) + 3 bedrooms of 11 m2 (two with cupboards) + bedroom (or office) of 10 m2 + access to garage of 30 m2 with mezzanine.



Exterior = 1512 m² of land + 8.70×4.20m salt water swimming pool (1.50m deep) + terrace on kitchen side with barbecue + large 33 m² covered terrace (on pool side), south facing.

Miscellaneous = Built in 1999 + in perfect condition + tiled floor + double glazing + wooden shutters + gas central heating with underground tank + insert fireplace + mains drainage + estimated amount of annual energy consumption for standard use: between 1740 Euros and 2410 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1600 Euros.

Price = 401.740 Euros (Pleasant!)

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

Property Id : 81631

Property Size: 138 m²

Property Lot Size: 1,512 m²

Bedrooms: 4

Bathrooms: 1

Reference: P415800EE

Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Condition: Good

Commun

Chambres: 4

Salle de bains: 1

Pied carré fini: 138 m²

Dimesions du lot: 1512 m²

Utility details

Heating: Oui

Building details



Outdoor Amenities:

Pool

Lease terms

Date Available:

Contact information

IMLIX ID:

IX8.294.396

