



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



Information de l'agent

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

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 437,967

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Pezenas
Indicatif régional:	34120
Soumis:	30/04/2026

Description:

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

Property Id : 84009
Property Size: 125 m²
Property Lot Size: 570 m²
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

Commun

Chambres:	4
Salle de bains:	1
Pied carré fini:	125 m ²
Dimesions du lot:	570 m ²

Room details

Indoor Features:	Fitted kitchen
------------------	----------------



Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.412.346

