

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



## Ügynök információ

Név:	Freddy Rueda
Cégnév:	Freddy Rueda Sarl
Ország:	France
Experienc since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Weboldal:	<a href="https://realestateoccitanie.com">https://realestateoccitanie.com</a>

## Hirdetés részletei

Ingatlan:	Eladó
Ár:	EUR 499,000

## Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Irányítószám:	34290
Feladta:	2025. 11. 20.

### Leírás:

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 m<sup>2</sup> of living space, set on 1000 m<sup>2</sup> of land with a swimming pool. The house comprises an 85 m<sup>2</sup> section with two bedrooms and a bathroom, and a second section of approximately 55 m<sup>2</sup>, 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 m<sup>2</sup> 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 m<sup>2</sup> living room/kitchen (wall and base units, hob, electric oven, dishwasher, combination microwave oven, extractor hood) + 2 bedrooms of 12 m<sup>2</sup> and 12.7 m<sup>2</sup> with built-in cupboards + WC + 4.7 m<sup>2</sup> bathroom (washbasin and bathtub) + 3.8 m<sup>2</sup> hall + 2 bedrooms of 11.5 m<sup>2</sup> and 9 m<sup>2</sup> + 5.3 m<sup>2</sup> study + 1.5 m<sup>2</sup> hall + 10 m<sup>2</sup> en-suite bedroom with 2 m<sup>2</sup> dressing room and 2.2 m<sup>2</sup> shower room (shower and washbasin).

Outside = Easy-care garden with large terrace and 8x6 m kidney-shaped swimming pool and Jacuzzi area + 35 m<sup>2</sup> 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 m<sup>2</sup>

Property Lot Size: 1,000 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 2

Reference: A499000EB

### **Other Features**

Immediately Habitable

Latest properties

Outside space

Rental Potential

Swimming Pool

Terrace

With Land/Garden

### **Gyakori**

Hálószobák: 5

Fürdőszobák: 2

Kész négyzetméter: 140 nm

Telekméret: 1000 nm

### **Building details**

Outdoor Amenities: Pool

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX7.937.823



**IMLIX ingatlanpiac**  
<https://www.imlix.com/hu/>

