



## Traditional Villa, Terraces And Pool



### Ügynök információ

Név:	David Evans
Cégnév:	Cle France Ltd
Ország:	United Kingdom
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
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### Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 473,799.23

### Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Puissalicon
Irányítószám:	34480
Feladta:	2026. 03. 31.
Leírás:	

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 location.

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

- Ground floor: 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.



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- Exterior: 1512 m<sup>2</sup> of land, 8.70×4.20m salt water swimming pool (1.50m deep), terrace on kitchen side with barbecue, large 33 m<sup>2</sup> 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.

Pleasant Environment.

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.

#### Other Features

Property Size: 138 m<sup>2</sup>

Property Lot Size: 1,512 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 1

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.



In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Gyakori**

Hálósobák:	4
Fürdőszobák:	2
Telekméret:	1512 nm

## **Utility details**

Heating:	Yes
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## **Building details**

Outdoor Amenities:	Pool
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## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:	IX8.294.557
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IMLIX

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