



## A Lovely Countryside House Setting In The Heart Of The Vineyards, Set On 4000 M2 Of Land With A Swimming Pool And Close To All Amenities.



### Ügynök információ

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

### Hirdetés részletei

|           |                |
|-----------|----------------|
| Ingatlan: | Eladó          |
| Ár:       | USD 720,402.66 |

### Elhelyezkedés

|                        |               |
|------------------------|---------------|
| Ország:                | France        |
| Állam/Régió/Tartomány: | Occitanie     |
| Város:                 | Pezenas       |
| Irányítószám:          | 34120         |
| Feladta:               | 2026. 07. 13. |
| Leírás:                |               |

Village with a full range of shops, supermarkets, a swimming pool, a sports hall, restaurants, primary and secondary schools, and is 10 minutes from Pezenas and Beziers, and 20 minutes from the beaches.

Built in the early 1980s and renovated around fifteen years ago, this pleasant single-storey villa offers a privileged living environment. Set on magnificent grounds of approximately 4000 m2 in the heart of the vineyards, it enjoys a peaceful setting whilst remaining just 5 minutes from a village offering all amenities (shops, bars, restaurants, : ) and 10 minutes from Beziers. Its location is ideal for nature lovers who wish to enjoy a green setting without being isolated. The house has four bedrooms, two bathrooms and opens out onto a lovely swimming pool. A property full of charm - don't delay in coming to see it!

Interior = 10 m2 entrance hall + 24 m2 fitted kitchen (built-in units, electric oven, fridge, sink, induction hob, dishwasher) + 38 m2 living room + 5.6 m2 corridor + 3 bedrooms of 16 m2, 16 m2 and 17 m2 + 10 m2 bathroom (shower, corner bath, washbasin) + WC with washbasin + 2.5 m2 hall + 14 m2 bedroom + 6.4 m2 bathroom (bath, washbasin, WC) + separate outdoor storage room of approximately 15 m2.



Outdoor area = Approximately 4000 m<sup>2</sup> of land with a traditional swimming pool (11.5 x 4 m, chlorinated, recent pump, new tiling) + parking area + electric gate.

Miscellaneous = Electric heating and wood-burning stove + property tax of 1900 Euros + septic tank (new) and borehole shared with another property, in accordance with the provisions set out in the notarial deed + ADSL+ mains electricity.

Price = 620.000 Euros (A very attractive property !)

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](http://georisques.gouv.fr)

Property Id : 88697

Property Size: 160 m<sup>2</sup>

Property Lot Size: 4,000 m<sup>2</sup>

Bedrooms: 4

Bathrooms: 2

Reference: SP620000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Gyakori

Hálósobák: 4

Fürdőszobák: 2

Kész négyzetméter: 160 nm

Telekméret: 4000 nm

## Room details

Indoor Features: Fitted kitchen

## Utility details



---

Heating: Yes

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.709.376

