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



# Informazioni sull'Agente

Nome: Freddy Rueda
Nome della Freddy Rueda Sarl

ditta:

Nazione: France

Experience

since:

Tipo di Selling a Property

servizio: Specialties:

Property Type: Apartments, Houses Telefono: +33 (467) 363-428 Languages: English, French

Sito web: https://realestateoccitani

e.com

# Dettagli dell'inserzione

Proprietà per: Saldi

Prezzo: USD 577,798.7

## **Posizione**

Nazione: France
Stato / Regione / Provincia: Occitanie
Cap: 34290
Pubblicato: 20/11/2025

Descrizione:

Village with all amenities 5 minutes from Servian, 15 minutes from Pezenas and the motorway, and 25 minutes from the beaches.

Large single-storey villa offering about 140 m2 of living space, set on 1000 m2 of land with a swimming pool. The house comprises an 85 m2 section with two bedrooms and a bathroom, and a second section of approximately 55 m2, 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 m2 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 m2 living room/kitchen (wall and base units, hob, electric oven, dishwasher, combination microwave oven, extractor hood) + 2 bedrooms of 12 m2 and 12.7 m2 with built-in cupboards + WC + 4.7 m2 bathroom (washbasin and bathtub) + 3.8 m2 hall + 2 bedrooms of 11.5 m2 and 9 m2 + 5.3 m2 study + 1.5 m2 hall + 10 m2 en-suite bedroom with 2 m2 dressing room and 2.2 m2 shower room (shower and washbasin).

Outside = Easy-care garden with large terrace and 8×6 m kidney-shaped swimming pool and Jacuzzi area

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+ 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 + 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 Georisks website: georisques. gouv. fr

Property Id: 77526 Property Size: 140 m2 Property Lot Size: 1,000 m2

Bedrooms: 5
Bathrooms: 2

Reference: A499000EB

#### **Other Features**

Immediately Habitable Latest properties Outside space Rental Potential Swimming Pool Terrace

With Land/Garden

### Comune

Camere da letto: 5
Bagni: 2

Finito piedi quadrati: 140 mq Dimensione del lotto: 1000 mq

# **Building details**

Outdoor Amenities: Pool

#### Lease terms

Date Available:

## **Contact information**

IMLIX ID: IX7.937.823

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