



Pleasant Traditional Single Storey Villa With 4 Bedrooms On A 1512 M2 Land With Terraces And Pool.



Informazioni sull'Agente

Nome:	Freddy Rueda
Nome della ditta:	Freddy Rueda Sarl
Nazione:	France
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (467) 363-428
Languages:	English, French
Sito web:	https://realestateoccitane.com

Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 471,437.11

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Puissalicon
Cap:	34480
Pubblicato:	18/03/2026

Descrizione:

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

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!

Ground = 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.



Exterior = 1512 m2 of land + 8.70x4.20m salt water swimming pool (1.50m deep) + terrace on kitchen side with barbecue + large 33 m2 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.

Price = 401.740 Euros (Pleasant!)

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 : 81631
Property Size: 138 m2
Property Lot Size: 1,512 m2
Bedrooms: 4
Bathrooms: 1
Reference: P415800EE

Other Features

Immediately Habitable
Latest properties
Outside space
Private parking/Garage
Rental Potential
Swimming Pool
Terrace
With Land/Garden

Condizione: Good

Comune

Camere da letto: 4
Bagni: 1
Finito piedi quadrati: 138 mq
Dimensione del lotto: 1512 mq

Utility details

Heating: Sì

Building details



Outdoor Amenities:

Pool

Lease terms

Date Available:

Contact information

IMLIX ID:

IX8.294.396

