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



Agent Info

Naam: Freddy Rueda
Bedrijfsnaam: Freddy Rueda Sarl

Mistlampen: France

Experience

since:

Service Type: Selling a Property

Specialties:

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

Website: https://realestateoccitani

e.com

Advertentie details

Vastgoed voor: Koop

Prijs: USD 577,798.7

Locatie

Aanbevolen Auto Onderdelen: France
Staat/Regio/Pronvincie: Occitanie
Postcode: 34290
Geplaatst: 20-11-2025

Omschrijving:

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 + 35 m² annex ideal for a summer kitchen + wooden terrace in front of one of the bedrooms.

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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

Algemeen

Slaapkamers: 5
Badkamers: 2

Afgewerkte vierkante meter: 140 m² Lot Afmeting: 1000 m²

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.937.823

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