



## Charming Village House With 3 Bedrooms And A Pleasant Private Terrace



### Agent Info

Naam:	Freddy Rueda
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Experience since:	
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Specialties:	
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Languages:	English, French
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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 172,800

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Abeilhan
Postcode:	34290
Geplaatst:	02-03-2026

### Omschrijving:

Village with all amenities (bakery, butcher, cafes, etc.) located just 5 minutes from Servian, 10 minutes from Pezenas (charming historic city) and 25 minutes from the beaches !

Charming village house offering 75 m<sup>2</sup> of living space, composed of a brand new open kitchen with dining area, 3 bedrooms, a small living room, a shower room, a laundry area and a pleasant private terrace ! Right in the heart of the village center !

Ground = Brand new open kitchen of approximately 12.10 m<sup>2</sup> (upper and lower cabinets, sink, induction hob, electric oven, extractor hood) + dining area of 10 m<sup>2</sup> + WC of 1.87 m<sup>2</sup>.

1st = Landing of 2.03 m<sup>2</sup> + bedroom of 12.01 m<sup>2</sup> with built-in wardrobe and balcony + shower room of 3.70 m<sup>2</sup> (vanity unit, WC, Italian-style shower) + bedroom of 10.73 m<sup>2</sup>.

2nd = A cosy space of 7.42 m<sup>2</sup> (perfect as a small lounge/reading area) with patio doors opening onto the terrace + bedroom of 12.67 m<sup>2</sup> with beautiful high ceilings + laundry area of 1.72 m<sup>2</sup> + lovely private terrace of 11 m<sup>2</sup> (no overlooking) with water and electricity.



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Various = Reversible air conditioning + new electricity and plumbing + tiled floors + connected to mains drainage + character (exposed stone walls and beams) + estimated amount of annual energy consumption for standard use: between 880 Euros and 1260 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax about 400 Euros.

Price = 172.800 Euros (Cosy ! Ideal as a first investment or holiday home !)

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](https://www.georisques.gouv.fr)

Property Id : 81009  
Property Size: 75 m<sup>2</sup>  
Bedrooms: 3  
Bathrooms: 1  
Reference: AP172800EE

### **Other Features**

Immediately Habitable  
Outside space  
Rental Potential  
Terrace

### **Algemeen**

Slaapkamers: 3  
Badkamers: 1  
Afgewerkte vierkante meter: 75 m<sup>2</sup>

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.229.800



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<https://www.imlix.com/nl/>

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