



## Single-Storey Villa With 125 M2 Of Living Space On 579 M2 Of Land With Swimming Pool, Near Pezenas.



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 372,600

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Pezenas
Postcode:	34120
Geplaatst:	30-04-2026

### Omschrijving:

Village with all shops, cafes and restaurants, school and college, 20 minutes from Beziers, 10 minutes from Pezenas and 30 minutes from the beaches.

Located in a small, quiet housing estate, on the edge of the village, just 10 minutes from the charming and dynamic town of Pezenas, this immaculate single-storey villa offers approximately 125 m<sup>2</sup> of living space on 570 m<sup>2</sup> of enclosed land. Built in the early 2000s, it has all modern comforts: centralised air conditioning, swimming pool with retractable cover, solar panels generating an attractive rental income. The house offers 3 to 4 bedrooms depending on the layout chosen, ideal for a family or for entertaining. The environment is peaceful, yet close to amenities and main roads. A great opportunity in a pleasant and sought-after setting.

Interior = 6.6 m<sup>2</sup> entrance hall + 35 m<sup>2</sup> living room/fitted kitchen with access to an 11 m<sup>2</sup> veranda overlooking the swimming pool + 7 m<sup>2</sup> hall + 3 bedrooms of 14.4 m<sup>2</sup>, 13.3 m<sup>2</sup> and 10 m<sup>2</sup> + office/bedroom of 8 m<sup>2</sup> + shower room of 5.3 m<sup>2</sup> (shower, bathtub, washbasin) + WC + laundry room/utility room of 15 m<sup>2</sup> with bay window.

Outside = Wooded plot with fruit trees (lemons, oranges, mandarins, plums, figs, cherries, apricots) +



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swimming pool (7x3m, chlorine with retractable cover) + 2 garden sheds + carport + outdoor toilet with washbasin + small vegetable garden + wood store.

Miscellaneous = Centralised reversible air conditioning, wood-burning stove + estimated amount of annual energy consumption for standard use: between 760 Euros and 1028 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax of 1233 Euros + solar panels generating approximately 1300 Euros /year.

Price = 372.600 Euros (Comfort and high-quality)

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

Property Id : 84009  
Property Size: 125 m<sup>2</sup>  
Property Lot Size: 570 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 1  
Reference: RP425000EE

### Other Features

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

### Algemeen

Slaapkamers:	4
Badkamers:	1
Afgewerkte vierkante meter:	125 m <sup>2</sup>
Lot Afmeting:	570 m <sup>2</sup>

### Room details

Indoor Features:	Fitted kitchen
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### Building details

Outdoor Amenities:	Pool
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**Lease terms**

Date Available:

**Contact information**

IMLIX ID:

IX8.412.346

