



## Superb, Immaculate Villa Offering 180 M2 Of Living Space Including An Independent Gite, Set In 751 M2 Of Land With Swimming Pool And Lovely Views.



### Agent Info

Naam: Freddy Rueda  
Bedrijfsnaam: Freddy Rueda Sarl  
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Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
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Languages: English, French  
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### Advertentie details

Vastgoed voor: Koop  
Prijs: USD 617,004.39

### Locatie

Aanbevolen Auto Onderdelen: France  
Staat/Regio/Pronvincie: Occitanie  
Postcode: 34290  
Geplaatst: 24-04-2026  
Omschrijving:

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

Beautiful single-storey villa with 180 m2 living space, including a 60 m2 self-contained gite, set in 751 m2 of land with swimming pool and open views over the village. The property is in excellent condition, with the main house offering 3/4 bedrooms and no work required. The garden is perfectly maintained, and the property offers great potential for seasonal or year-round rental. A must see!

### Main house

Ground = Entrance into 70 m2 living room/kitchen with wood-burning stove (wall and floor units, hob, electric oven, dishwasher, hood) + 3 bedrooms of 12 m2, 11 m2 and 10 m2 with built-in wardrobes + 9.7 m2 dressing room (former bedroom) + WC + 8.5 m2 shower room (walk-in shower, 2 basins).

### Gite

18 m2 living room with 13 m2 mezzanine sleeping area and storage space + 23 m2 fitted kitchen/dining room + 6.5 m2 shower room (basin, walk-in shower, WC) + access to a private terrace.



Outside = Beautiful garden with 2 wells and 3x4m chlorine pool + lovely views + very nice tiled terrace + summer kitchen with work surface, barbecue area and oven + outdoor bar + shower + garden shed used as a workshop.

Miscellaneous = Very healthy house in immaculate condition + very pleasant village + reversible air conditioning and wood burner + self-consuming solar panels (4KW) + estimated amount of annual energy consumption for standard use: between 793 Euros and 1073 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + 1600 Euros property tax + 2 wells with integrated watering system + gite rented seasonally 600 Euros/week.

Price = 530.000 Euros (Very nice product with lovely views !)

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 : 83684  
Property Size: 180 m<sup>2</sup>  
Property Lot Size: 751 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 2  
Reference: AS588500EEE

### Other Features

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

Conditie: Excellent

### Algemeen

Slaapkamers: 4  
Badkamers: 2  
Afgewerkte vierkante meter: 180 m<sup>2</sup>  
Lot Afmeting: 751 m<sup>2</sup>

### Room details



Indoor Features:

Fitted kitchen

## **Building details**

Outdoor Amenities:

Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX8.412.349

