



Superb Single-Storey Villa With 5 Bedrooms, Large Terrace And Garage With Workshop On A Pleasant 900 M2 Plot 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://realestateoccitane.com

Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 538,063.31

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34490
Geplaatst:	16-09-2026
Omschrijving:	

Village with all amenities (bakery, cafe, restaurant, supermarket, :), located just 10 minutes from Beziers and 25 minutes from the beaches!

Superb single-storey villa dating from 2007, just a few minutes from villages offering all amenities, with 125 m2 of living space, comprising a bright living area with a fully equipped open-plan kitchen, 5 bedrooms, 2 shower rooms, a garage with workshop, all set on a pleasant 900 m2 plot (easy to maintain) featuring a swimming pool, a large terrace and a summer kitchen! High-quality features throughout, with no work required!

Ground = Entrance hall of 7.44 m2 + WC of 2.67 m2 with hand basin + open-plan and fully equipped kitchen (Cuisinella brand) of 8.72 m2 (central island, induction hob, extractor hood, sink, microwave, electric oven) + bright 36 m2 living area with pellet stove and French doors opening onto the pool area + 16 m2 master suite comprising a bedroom with built-in storage and en-suite shower room (shower, vanity unit, cupboards) + large 7.27 m2 hallway with cupboard + 8.66 m2 bedroom with built-in wardrobes + 6.08 m2 shower room (walk-in shower, double vanity unit, WC) + 11.13 m2 bedroom with built-in wardrobes + 10.95 m2 bedroom with built in wardrobes + 10.83 m2 bedroom with storage.



Exterior = Landscaped and easy-to-maintain 900 m² plot + saltwater coque swimming pool (7×3.5m) surrounded by a large terrace + covered summer kitchen with worktop and sink + water from the Bas-Rhone irrigation network for watering the garden (at an attractive rate) + double entrance gates + 22 m² garage with 6 m² workshop and an additional storage room of approximately 10 m².

Additional features = Built in 2007 + 3kW solar panels (covering half of the electricity consumption) + mosquito net on windows + good insulation + central vacuum system + double glazing + wooden and electric shutters + pellet stove + reversible air conditioning + electric heating + tiled flooring + connected to mains drainage and mains water + annual property tax of 1740 Euros.

Price = 468.720 Euros (In perfect condition, no work required!)

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 Geo-risks website: georisques.gouv.fr

Property Id : 91528
Property Size: 125 m²
Property Lot Size: 900 m²
Bedrooms: 5
Bathrooms: 2
Reference: T486000EE

Other Features

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

Algemeen

Slaapkamers:	5
Badkamers:	2
Afgewerkte vierkante meter:	125 m ²
Lot Afmeting:	900 m ²

Utility details

Heating:	Ja
----------	----



Building details

Outdoor Amenities:

Pool

Lease terms

Date Available:

Contact information

IMLIX ID:

IX8.977.888

