

# Pleasant Traditional Single Storey Villa With 4 Bedrooms On A 1512 M2 Land With Terraces And Pool.



## Agent Info

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## Listing details

Property for:	Sale
Price:	USD 473,264.96

## Location

Country:	France
State/Region/Province:	Occitanie
City:	Puissalicon
ZIP code:	34480
Posted:	Nov 29, 2024

### Description:

Pleasant village with all amenities (cafes, restaurant, bakery, etc.) just 5 minutes from Roujan, 15 minutes from Pezenas and 30 minutes from the beaches!

Pleasant traditional single storey villa (4 sides, 1999, in good condition), offering a living area of 138 m<sup>2</sup>, it consists of 4 bedrooms, a shower room, a living room of 40 m<sup>2</sup>, a modern and fully equipped kitchen of 20 m<sup>2</sup>, a utility/laundry room and a large garage! All set on a 1512 m<sup>2</sup> land, with swimming pool, terrace with barbecue on the kitchen side and large covered terrace on the pool side! Quiet!

Ground = 8 m<sup>2</sup> entrance hall with cupboard + WC of 2 m<sup>2</sup> + large, modern, fully-equipped 20 m<sup>2</sup> kitchen (central island, base units, gas hob, hood, electric oven, dishwasher, double sink and french doors onto terrace with barbecue) + utility/laundry room of 11 m<sup>2</sup> with WC + living room of 40 m<sup>2</sup> with 2 french doors onto a large terrace (pool side) as well as an insert fireplace + large hallway of 8 m<sup>2</sup> + shower room of 8 m<sup>2</sup> (double washbasin unit, shower) + 3 bedrooms of 11 m<sup>2</sup> (two with cupboards) + bedroom (or office) of 10 m<sup>2</sup> + access to garage of 30 m<sup>2</sup> with mezzanine.

Exterior = 1512 m<sup>2</sup> of land + 8.70x4.20m salt water swimming pool (1.50m deep) + terrace on kitchen

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side with barbecue + large 33 m2 covered terrace (on pool side), south facing.

Miscellaneous = Built in 1999 + in perfect condition + tiled floor + double glazing + wooden shutters + gas central heating with underground tank + insert fireplace + mains drainage + estimated amount of annual energy consumption for standard use: between 1740 Euros and 2410 Euros per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1600 Euros.

Price = 402.800 Euros (Pleasant!)

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 : 67962

Property Size: 138 m2

Property Lot Size: 1,512 m2

Bedrooms: 4

Bathrooms: 1

Reference: P415800E

### **Other Features**

Immediately Habitable

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Condition: Good

### **Common**

Bedrooms: 4

Bathrooms: 1

Finished sq. ft.: 138 sq m

Lot Size: 1512 sq m

### **Utility details**

Heating: Yes

### **Building details**

Outdoor Amenities: Pool



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX6.444.535

