



## Pretty And Charming Villa With 130 M2 Living Space And 45 M2 Workshop On 721 M2 Of Land With Swimming Pool In A Quiet Location.



### Agent Info

Name: Freddy Rueda  
Company: Freddy Rueda Sarl  
Name:  
Country: France  
Experience since:  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone: +33 (467) 363-428  
Languages: English, French  
Website: <https://realestateoccitane.com>

### Listing details

Property for: Sale  
Price: USD 585,570.56

### Location

Country: France  
State/Region/Province: Occitanie  
ZIP code: 34480  
Posted: Jun 03, 2025

### Description:

Village with all amenities, nursery and primary schools, restaurants and cafe, 20 minutes from Beziers, 20 minutes from Pezenas and 30 minutes from the beaches.

Pretty villa on 721 m2 of land, in very good condition, with 130 m2 of living space including 4 bedrooms and 2 bathrooms (one of which is on the ground floor), not overlooked, with heated swimming pool and charming, easy-to-maintain garden. A 45 m2 extension (workshops) could be converted into an independent studio. Situated in a quiet residential area, 10 minutes' walk from the shops.

Ground = 50 m2 living/dining room with fireplace + 13.5 m2 fitted kitchen (hob, extractor hood, electric oven, dishwasher, sink, wall and floor units) + 6 m2 storeroom + 4 m2 hall + 5 m2 bathroom (2 basins and bath) + 14 m2 bedroom + 14 m2 workshop with access to another 31 m2 workshop (with access to the rear of the house) + 23 m2 garage.

1st = 3.5 m2 hallway + 3 bedrooms of 10.9 m2, 10 m2 and 10 m2 + WC + 3 m2 shower room (shower and washbasin).



Exterior = Beautiful terrace + swimming pool (8x4m, chlorine, heated with electric protective cover).

Miscellaneous = Reversible underfloor air conditioning + annual property tax of 2041 Euros + estimated amount of annual energy consumption for standard use: between 880 Euros and 1280 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + automatic watering system.

Price = 499.000 Euros (Cosy, quiet and welcoming!)

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 : 76109  
Property Size: 130 m<sup>2</sup>  
Property Lot Size: 721 m<sup>2</sup>  
Bedrooms: 4  
Bathrooms: 2  
Reference: LS556400E

### Other Features

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

Condition: Very Good

### Common

Bedrooms: 4  
Bathrooms: 2  
Finished sq. ft.: 130 sq m  
Lot Size: 721 sq m

### Room details

Indoor Features: Fitted kitchen

### Building details

Outdoor Amenities: Pool



**Lease terms**

Date Available:

**Contact information**

IMLIX ID:

IX6.987.370

