



## Brand New Single Storey Villa With 2 Ensuite Bedrooms And A Garage On A Beautifully Landscaped 260 M2 Plot.



### Информация об агенте

|                    |                                                                             |
|--------------------|-----------------------------------------------------------------------------|
| Название:          | Freddy Rueda                                                                |
| Название компании: | Freddy Rueda Sarl                                                           |
| Страна:            | Франция                                                                     |
| Experience since:  |                                                                             |
| Тип услуг:         | Selling a Property                                                          |
| Specialties:       |                                                                             |
| Property Type:     | Apartments, Houses                                                          |
| Телефон:           | +33 (467) 363-428                                                           |
| Languages:         | English, French                                                             |
| Веб-сайт:          | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### Детали объявления

|               |             |
|---------------|-------------|
| Недвижимость: | На продажу  |
| Цена:         | EUR 270,000 |

### Местоположение

|                  |             |
|------------------|-------------|
| Страна:          | Франция     |
| Область:         | Occitanie   |
| Город:           | Portiragnes |
| Почтовый индекс: | 34420       |
| Добавлено:       | 08.07.2026  |

#### Описание:

A lively village offering all amenities, located just a few minutes from the Mediterranean coast ! Ideally situated only 5 minutes from Beziers-Cap d'Agde airport and 20 minutes from Beziers !

Brand-new villa ! A superb three-sided single-storey villa (built in 2026), offering 70 m2 of living space. The property comprises a spacious and light-filled open-plan living area with kitchen space, 2 en-suite bedrooms, 2 shower rooms and a garage. Set on a beautifully landscaped 260 m2 plot, the property also benefits from two private parking spaces at the front of the house. Located within a recently developed residential estate, just a few minutes from the sea !

Ground = Nice and bright 40 m2 open-plan living area with large sliding glass doors opening onto the garden, together with an open-plan kitchen area (kitchen to be fitted according to your preferences) + 3.75 m2 hallway with built-in cupboards + 13.44 m2 bedroom with built-in wardrobe and en-suite shower room (shower, vanity unit) + 1.35 m2 WC + 12 m2 bedroom with built-in wardrobe and en-suite shower room (walk-in shower, vanity unit) + 15 m2 tiled garage with electric garage door and thermodynamic hot water tank.



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Exterior = Beautifully landscaped 260 m2 garden + two private parking spaces in front of the property.

Additional features = Newly built property (constructed to the latest building standards) + double glazing + electric roller shutters + tiled flooring throughout + ducted reversible air conditioning + property tax not yet determined + only the kitchen remains to be installed, allowing you to choose the design to suit your taste + estimated amount of annual energy consumption for standard use: between 460 Euros and 670 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + reduced notary fees.

Price = 270.000 Euros (A delightful property, just 5 minutes from the Mediterranean coast !)

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

Property Id : 88490

Property Size: 70 m2

Property Lot Size: 260 m2

Bedrooms: 2

Bathrooms: 2

Reference: P270000E

## Other Features

Immediately Habitable

Latest properties

Near the coast

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

## Общие

Спальни: 2

Ванные комнаты: 2

Готовые кв.м.: 70 кв м

Площадь участка: 260 кв м

## Lease terms

Date Available:

## Contact information



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