



## Superb Single-Storey Villa With 5 Bedrooms, Large Terrace And Garage With Workshop On A Pleasant 900 M2 Plot With Swimming Pool.



### 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:         | USD 559,522.87 |

### Местоположение

|                  |            |
|------------------|------------|
| Страна:          | Франция    |
| Область:         | Occitanie  |
| Почтовый индекс: | 34490      |
| Добавлено:       | 28.07.2026 |
| Описание:        |            |

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



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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 = 486.000 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 Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 89517

Property Size: 125 m2

Property Lot Size: 900 m2

Bedrooms: 5

Bathrooms: 2

Reference: T486000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Общие

Спальни: 5

Ванные комнаты: 2

Готовые кв.м.: 125 кв м

Площадь участка: 900 кв м

## Utility details



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Heating:

да

## Building details

Outdoor Amenities:

Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX8.770.441

