Single-Storey Villa With 125 M2 Of Living Space On 579 M2 Of Land With Swimming Pool, Near Pezenas.

Emlakçı Bilgisi

İsim:	Freddy Rueda
Şirket Adı:	Freddy Rueda Sarl
Ülke:	France
Experience since:	
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Web sitesi:	https://realestateoccitanie.com

İlan Detayları

İçin mülk:	Satılık
Fiyat:	USD 495,384.84

Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Pezenas
Posta kodu:	34320
Yayınlandı:	14.08.2025

Açıklama:

Village with all shops, cafes and restaurants, school and college, 20 minutes from Beziers, 10 minutes from Pezenas and 30 minutes from the beaches.

Located in a small, quiet housing estate, on the edge of the village, just 10 minutes from the charming and dynamic town of Pezenas, this immaculate single-storey villa offers approximately 125 m2 of living space on 570 m2 of enclosed land. Built in the early 2000s, it has all modern comforts: centralised air conditioning, swimming pool with retractable cover, solar panels generating an attractive rental income. The house offers 3 to 4 bedrooms depending on the layout chosen, ideal for a family or for entertaining. The environment is peaceful, yet close to amenities and main roads. A great opportunity in a pleasant and sought-after setting.

Interior = 6.6 m2 entrance hall + 35 m2 living room/fitted kitchen with access to an 11 m2 veranda overlooking the swimming pool + 7 m2 hall + 3 bedrooms of 14.4 m2, 13.3 m2 and 10 m2 + office/bedroom of 8 m2 + shower room of 5.3 m2 (shower, bathtub, washbasin) + WC + laundry room/utility room of 15 m2 with bay window.

Outside = Wooded plot with fruit trees (lemons, oranges, mandarins, plums, figs, cherries, apricots) +

swimming pool (7x3m, chlorine with retractable cover) + 2 garden sheds + carport + outdoor toilet with washbasin + small vegetable garden + wood store.

Miscellaneous = Centralised reversible air conditioning, wood-burning stove + estimated amount of annual energy consumption for standard use: between 760 Euros and 1028 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + property tax of 1233 Euros + solar panels generating approximately 1300 Euros /year.

Price = 425.000 Euros (Comfort and high-quality)

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 : 73798
Property Size: 125 m2
Property Lot Size: 570 m2
Bedrooms: 4
Bathrooms: 1
Reference: RP425000E

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

Genel Bilgiler

Yatak odası:	4
Banyo:	1
Bitmiş metrekare:	125 m2
Arazi Büyüklüğü:	570 m2

Room details

Indoor Features:	Fitted kitchen

Building details

Outdoor Amenities:	Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.431.372