



## Single Storey Villa With 3 Bedrooms And A Garage, On A 1030 M2 Plot With Pool And Fruit Trees, In A Quiet Residential Area.



### 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:       | <a href="https://realestateoccitane.com">https://realestateoccitane.com</a> |

### İlan Detayları

|            |                |
|------------|----------------|
| İçin mülk: | Satılık        |
| Fiyat:     | USD 355,885.75 |

### Konum

|                      |            |
|----------------------|------------|
| Ülke:                | France     |
| Eyalet/Bölge/ Şehir: | Occitanie  |
| Şehir/İlçe:          | Puimisson  |
| Posta kodu:          | 34480      |
| Yayınlandı:          | 13.02.2026 |
| Açıklama:            |            |

Pleasant village with all shops (bakery, cafe, restaurant, pizzeria, grocery store, tobacco shop, school:) located 5 minutes from Murviel-les Beziers, 15 minutes from Beziers and 25 minutes from the beaches !

Single-storey villa offering a living area of 105 m2, composed of 3 bedrooms, a bathroom, a living area with open-plan fitted kitchen, as well as a garage. All set on a landscaped plot of 1030 m2 with swimming pool (to be reviewed), in a quiet residential area !

Ground = Hallway of 7.90 m2 with cupboards + garage of 24 m2 with electric gate + WC of 1.45 m2 + living area of 51 m2 with open-plan fitted kitchen (central island with storage, base units, double sink, electric oven, electric hob) as well as a lounge/dining area and large sliding bay window opening onto the terrace + bedroom/office of 10.31 m2 with cupboard + bathroom of 6.87 m2 (double vanity unit, corner bathtub, towel dryer, cupboard) + bedroom of 15 m2 + bedroom of 12.36 m2 with large sliding wardrobe and sliding bay window to the outside.

Exterior = Landscaped plot of 1030 m2 (olive trees, cherry trees, fig trees, apricot tree:) + terrace at the



front of the house + swimming pool of about 7x3m (to be reviewed) + possibility to park 3 cars.

Miscellaneous = Double glazing + electric roller shutters + ducted reversible air conditioning + tiled floors + 4kw solar panels + some refreshing work to foresee + annual property tax of 1415 Euros.

Price = 308.000 Euros (Pleasant, easy to maintain !)

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 : 80127

Property Size: 105 m2

Property Lot Size: 1,030 m2

Bedrooms: 3

Bathrooms: 1

Reference: SP308000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Genel Bilgiler

|                   |         |
|-------------------|---------|
| Yatak odası:      | 3       |
| Banyo:            | 1       |
| Bitmiş metrekare: | 105 m2  |
| Arazi Büyüklüğü:  | 1030 m2 |

## Room details

|                  |                |
|------------------|----------------|
| Indoor Features: | Fitted kitchen |
|------------------|----------------|

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

Date Available:



# IMLIX

**IMLIX Gayrimenkul Pazarı**  
<https://www.imlix.com/tr/>

---

## Contact information

IMLIX ID:

IX8.198.885

