



## Pleasant Traditional Single Storey Villa With 4 Bedrooms On A 1512 M2 Land With Terraces And Pool.



### Informazioni sull'Agente

Nome:	Freddy Rueda
Nome della ditta:	Freddy Rueda Sarl
Nazione:	France
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	+33 (467) 363-428
Languages:	English, French
Sito web:	<a href="https://realestateoccitane.com">https://realestateoccitane.com</a>

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 415,800

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Puissalicon
Cap:	34480
Pubblicato:	29/11/2024

### Descrizione:

Pleasant village with all amenities (cafes, restaurant, bakery, etc.) just 5 minutes from Roujan, 15 minutes from Pezenas and 30 minutes from the beaches!

Pleasant traditional single storey villa (4 sides, 1999, in good condition), offering a living area of 138 m2, it consists of 4 bedrooms, a shower room, a living room of 40 m2, a modern and fully equipped kitchen of 20 m2, a utility/laundry room and a large garage! All set on a 1512 m2 land, with swimming pool, terrace with barbecue on the kitchen side and large covered terrace on the pool side! Quiet!

Ground = 8 m2 entrance hall with cupboard + WC of 2 m2 + large, modern, fully-equipped 20 m2 kitchen (central island, base units, gas hob, hood, electric oven, dishwasher, double sink and french doors onto terrace with barbecue) + utility/laundry room of 11 m2 with WC + living room of 40 m2 with 2 french doors onto a large terrace (pool side) as well as an insert fireplace + large hallway of 8 m2 + shower room of 8 m2 (double washbasin unit, shower) + 3 bedrooms of 11 m2 (two with cupboards) + bedroom (or office) of 10 m2 + access to garage of 30 m2 with mezzanine.



Exterior = 1512 m2 of land + 8.70x4.20m salt water swimming pool (1.50m deep) + terrace on kitchen side with barbecue + large 33 m2 covered terrace (on pool side), south facing.

Miscellaneous = Built in 1999 + in perfect condition + tiled floor + double glazing + wooden shutters + gas central heating with underground tank + insert fireplace + mains drainage + estimated amount of annual energy consumption for standard use: between 1740 € and 2410 € per year. Average energy prices indexed on 1st January 2021 (including subscriptions) + annual property tax of 1600 €.

Price = 415.800 € (Pleasant!)

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 : 61811

Property Size: 138 m2

Property Lot Size: 1,512 m2

Bedrooms: 4

Bathrooms: 1

Reference: P415800E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Condizione: Good

## Comune

Camere da letto: 4

Bagni: 1

## Utility details

Heating: Sì

## Building details

Outdoor Amenities: Pool



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.444.535

