



House

PEZENAS (34)

279 000 €*

* Agency fees to be paid by the seller



85 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

EXCLUSIVE – Single-storey T4 house with swimming pool, near Pézenas
Imagine yourself every morning, greeted by the soft light of the sun which floods the vast living room thanks to the south-east facing bay windows. This recent single-storey house, modern and functional, will quickly become the heart of your home.

The American kitchen, equipped with everything you need, invites you to creative and convivial culinary moments. The three spacious bedrooms offer perfect rest areas, including the master bedroom with direct access to the terrace. Here, every detail, such as the reversible air conditioning and the Italian shower, has been designed for your comfort and well-being.

Outside, the enclosed garden is a haven of peace, ideal for children's games and moments of relaxation. The sparkling pool promises refreshing summer days. Located near Pézenas, this house offers you a peaceful living environment while being close to amenities. The garage and three parking spaces add to the daily practicality. This house is just waiting for you to create new memories.

Daily well-being: Thanks to the natural light which floods the living room via the south-east facing bay windows, you will enjoy a warm and bright atmosphere throughout the day.

Friendly living spaces: The American kitchen opens onto the living room, encouraging moments of sharing with family or friends.

Tranquility and security: The enclosed garden is perfect for children and pets, providing a secure and pleasant outdoor space.

Comfort and economy: Reversible air conditioning ensures an ideal temperature all year round, while optimizing energy consumption.

Ease of access: Located near Pézenas, this house offers quick access to shops, schools and services, simplifying your daily life.

Main characteristics: Living space: 85m² Land: 500m² enclosed and landscaped Swimming pool: Guaranteed relaxation for the whole family Garage and 3 car parks: Easy parking for several vehicles Reversible air conditioning: Comfort in all seasons American kitchen: Modern, ideal for cooking and entertaining Bathroom water: Italian shower for moments of relaxation Rooms: 3 spacious bedrooms, one with direct access to the terrace Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



Brice BÉNET

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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 849163

Property type House

Year of construction 2023

SURFACES

Living space 85 m²

Living room surface 40 m²

Land surface 375 m²

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Number of bathrooms 1

Toilets count 1

Terrace 1

DPE/GES

DPE 78

GES 2

APPENDIX

Parking extérieur

Parking space 3

Garage 1

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Heater pompe à chaleur

Kitchen coin cuisine

Swimming-pool Yes



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