



## House 5 bedroom(s) for sale



### Agenten-Info

Name:	Patrick Gibbins
Name der Firma:	Artaxa Immo Sarl
Land:	Frankreich
Erfahrung seit:	2008
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	
Sprachen:	French
Webseite:	

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 943,940.23

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Lespignan
Postleitzahl:	34710
Veröffentlicht:	23.09.2024

### Beschreibung:

Exceptional Property in Lespignan - 2-Bedroom House with Pool I 3-Bedroom Gite with Indoor Pool and Jacuzzi I Dedicated office spaces I Wine cellar I Large Grounds - €860,000

Discover this stunning property located in Lespignan, offering an exceptional lifestyle combining modern comfort with authentic charm. With a total living space of 375m<sup>2</sup>, this estate includes a main house and an independent guest house (gite) on a vast plot of 6,643 m<sup>2</sup>.

### Main House:

- 2 spacious bedrooms, bright and well laid out.
- Cozy living room with a fireplace, perfect for relaxing evenings.
- Bathroom and shower room for added convenience.
- Reversible air conditioning and gas heating for optimal comfort year-round.
- Outdoor swimming pool.
- Veranda.
- Terrace.
- Kitchen and outside shower room.

### Independent Guest House (Gite):



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3 bedrooms to accommodate family and friends.  
Indoor swimming pool and jacuzzi for year-round relaxation.  
Additional Features:  
Wine cellar for enthusiasts  
· Dedicated office spaces, perfect for a business project.

The property is surrounded by vast green spaces, offering privacy and tranquility, while still being close to the village amenities.  
Don't miss this unique opportunity to live in an exceptional property in Lespignan, combining charm and high-end features.  
Contact us to arrange a viewing!

Lespignan is a charming village located in the Hérault department in the Occitanie region of southern France. Nestled between the Mediterranean Sea and the foothills of the Massif Central, Lespignan offers a serene rural atmosphere with a strong sense of community.

The village is known for its beautiful vineyards and picturesque countryside, making it a haven for nature lovers and those seeking a tranquil lifestyle. Despite its peaceful surroundings, Lespignan is just a short drive from larger towns such as Beziers, which provides access to a wide range of amenities, including shops, restaurants, and cultural activities. The stunning beaches of the Mediterranean are also within easy reach, making it an ideal location for those who enjoy coastal living.

Lespignan's narrow streets and historic architecture give it an authentic feel, with a mix of traditional stone houses and more modern properties. The area is perfect for outdoor activities such as hiking, cycling, and wine tasting, with many local wineries offering tours and tastings.

With its balance of rural charm and proximity to major attractions, Lespignan is an attractive destination for both permanent residents and holiday home buyers looking to experience the best of southern France.

Legal Mentions (in French) : Honoraires a la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Georisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) .

Gebaut: 1930

### Allgemein

Schlafzimmer:	5
Badezimmer:	4
1/2 Badezimmer:	2
Fertige m <sup>2</sup> :	375 m <sup>2</sup>
Grundstücksgröße:	6643 m <sup>2</sup>

### Zimmerdetails

Zimmer insgesamt:	7
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### Versorgungsdetails

Heizung:	Ja
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## Gebäudedetails

Anzahl der Parkplätze abseits  
der Straße: 3

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX6.085.733

