



## House 4 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:	EUR 525,000

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Nezignan-l'Eveque
Postleitzahl:	34120
Veröffentlicht:	06.01.2025

#### Beschreibung:

Stunning Modern Villa in Nezignan l'eveque - 170m2 of Luxury with Pool and Summer Kitchen!

Discover this large, modern villa located in the picturesque village of Nezignan l'eveque, just 2 minutes from the popular medieval town of Pezenas. Enjoy the convenience of being a short stroll away from two restaurants, a cafe-bar, a shop, and a bakery. The Mediterranean beaches are only 15 minutes away, and the villa offers excellent transport links with Beziers airport and Agde TGV train station both just 15 minutes by car. Major motorways A75 and A9 are accessible within 5 minutes.

Set on a generous 800m2 plot, this villa provides 170m2 of luxurious living space spread over three floors, featuring a well-maintained garden with mature trees, Mediterranean plants, a swimming pool, a boules pitch, and a fully equipped summer kitchen.

Lower Ground Floor:

Direct access to the garage with electric doors.



Includes a washing machine with a laundry chute leading to the first floor.

Spacious room (30m<sup>2</sup>) ideal for use as a home office, gym, games room, or additional lounge.

Ground Floor:

Expansive open-plan living/dining/kitchen area (65m<sup>2</sup>) with large bi-fold patio doors that open fully, seamlessly blending indoor and outdoor spaces.

Features fast Fibre Wi-Fi, reversible air conditioning, and an efficient wood burner.

Includes a guest WC and a concealed cloakroom.

The modern kitchen is equipped with a large island and a separate pantry with stair access to the garage and a second lounge/playroom.

First Floor:

All bedrooms are equipped with reversible air conditioning and fitted wardrobes.

Master bedroom with en-suite bathroom (bathtub, walk-in shower, wash basin, and WC) and a dressing room.

Three additional bedrooms.

Family bathroom with walk-in shower, WC, and wash basin.

Landing with a cupboard and laundry chute to the basement.

Outside:

The villa is surrounded by a large, private, and quiet walled garden with a lawn, fruit trees, a petanque court, and a large vegetable plot.

Swimming pool (10m x 4m) with Roman steps and a pool alarm, which can be heated.

Large south-facing terrace.

Fabulous summer kitchen with oven, dishwasher, fridge, and gas hob, plus a spacious dining and sitting area.

Parking for 2 cars: one in the garage and one on the driveway.

This villa is an exceptional home or holiday retreat with a proven rental record. Don't miss out on this fantastic opportunity—schedule your visit today!



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

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

Gebaut: 2011

## Allgemein

Schlafzimmer:	4
Badezimmer:	2
1/2 Badezimmer:	3
Fertige m <sup>2</sup> :	180 m <sup>2</sup>
Grundstücksgröße:	800 m <sup>2</sup>

## Zimmerdetails

Zimmer insgesamt: 6

## Gebäudedetails

Anzahl der Parkplätze abseits der Straße:	1
Anzahl der Garagen:	1
Außen-Ausstattung:	Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX6.546.892

