



## House 4 bedroom(s) for sale



### Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Expérience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 525,000

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Nezignan-l'Eveque
Indicatif régional:	34120
Soumis:	01/07/2024

#### Description:

\*This large, modern villa is located in the charming village of Nezignan l'Eveque just 2 minutes from the popular medieval town of Pezenas. This villa is just a 2 minute stroll away from 2 restaurants, a cafe-bar, a shop and boulangerie . The Mediterranean beaches are just 15 mins away. The villa is also very convenient for the local transport network, with Beziere airport just 15 mins drive, Agde TGV train station 15 mins and both the A75 and A9 motorways accessible within 5 mins. The villa comprises 170m<sup>2</sup> of living space and is laid out over 3 floors. It is set within 800m<sup>2</sup> of garden with mature trees, Mediterranean plants, a swimming pool, boules pitch and fully equipped summer kitchen.

Lower Ground floor: The driveway provides direct access to the garage, which has electric doors. There is a washing machine (with a laundry shoot that reaches up to the first floor) There is a large Home Office / Gym / Games room/ lounge. 30m<sup>2</sup>

Ground floor: The large open plan living/dining/kitchen (65m<sup>2</sup>) contains large bi-fold patio doors which open out a full 5 metres that brings the outside inside. There is a fast Fibre Wi-Fi connection, air conditioning (reversible) and an efficient wood burner. There is a Guest WC and a concealed cloakroom. The modern kitchen comes with a large island and is fully equipped . There is a separate pantry that gives access by stairs down to the garage and second lounge/playroom.

On the first floor, all the bedrooms come with air conditioning (reversible) and fitted wardrobes.



Master bedroom - en-suite bathroom (with bath, walk-in shower, wash basin and WC) and dressing room. There are a further 3 bedrooms.

The family bathroom comes with a walk-in shower, WC and wash basin. On the landing there is a cupboard with a laundry chute which takes washing down into the basement

Outside: The villa is surrounded by a charming large walled garden that is private and quiet. There is a lawn, fruit trees, a Petanque court and a large vegetable plot. There is a swimming pool (10m x 4m) with roman steps and pool alarm. The pool can be heated. There is a large south-facing terrace . There is a fabulous Summer kitchen fitted with an oven, dishwasher, fridge and Gas hob. There is also a large dining area and sitting area. There is parking for 2 cars, one in the garage and one on the drive.

A fabulous home or holiday home with a proven rental record. This will go fast, 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) .

Année: 2011

### Commun

Chambres:	4
Salle de bains:	2
1/2 baths:	3
Pied carré fini:	180 m <sup>2</sup>
Dimesions du lot:	800 m <sup>2</sup>

### Room details

Total rooms:	6
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### Building details

Number of Off Road Parking:	2
Outdoor Amenities:	Pool

### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX5.870.500
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