



## House 3 bedroom(s) for sale



### Informazioni sull'Agente

Nome:	Patrick Gibbins
Nome della ditta:	Artaxa Immo Sarl
Nazione:	France
Experience since:	2008
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	
Languages:	French
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 320,000

#### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Laurens
Cap:	34480
Pubblicato:	15/10/2024

#### Descrizione:

#### Charming Single-Storey Villa with Pool, Near Beziers

Nestled in a quiet area close to Beziers, this charming single-storey villa offers a serene lifestyle next to a natural zone. Ideal as a holiday home or a permanent residence, this bright and airy property features a beautiful garden and modern amenities. Don't miss the opportunity to view this home!

#### Key Features:

**Spacious Living Area:** A large living room with a wood-burning stove creates a cozy ambiance, perfect for family gatherings.

**Kitchen:** Separate, fully-fitted kitchen with plenty of storage space.

**Bedrooms:** 3 bedrooms, including one ensuite with a shower room and WC.

**Bathrooms:** A family bathroom with WC and an additional laundry/storeroom.

#### Additional Details:

**Windows:** PVC double-glazing ensures energy efficiency and quiet indoor spaces.

**Shutters:** Aluminium shutters plus electric roller shutter for added convenience.

**Outdoor Area:** A lovely garden with mature trees, a well, and a wood shed, perfect for outdoor living.

#### Orientation:

East and south-facing, ensuring plenty of natural light throughout the day.



## Location:

Walking distance to all shops, services, a medical center, and a pharmacy, making daily life convenient and hassle-free.

This property is ideal for both living in full-time or renting out as a holiday home. Visit today and seize this fantastic opportunity!

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) .

Costruito: 2007

## Comune

Camere da letto: 3  
Bagni: 1  
1/2 baths: 2  
Finito piedi quadrati: 102 mq  
Dimensione del lotto: 669 mq

## Room details

Total rooms: 4  
Indoor Features: Fitted kitchen

## Building details

Number of Off Road Parking: 2

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.181.977

