



## House 4 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 379,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Laurens
Cap:	34480
Pubblicato:	17/12/2024

Descrizione:

### **Stunning 4-Bedroom Villa with Panoramic Views, Garden, and Garage - Laurens, €379,000**

Discover this beautiful single-story villa located outside of any subdivision, offering a peaceful setting with panoramic views from its shaded terrace and landscaped garden. Designed for comfort and elegance, this home impresses with its spacious layout and high-quality features.

### Main Features:

- Layout: 152 m2
- Bedrooms: 4
- Bathrooms: 2



- WC: 2
- Comfort: Reversible air conditioning
- Outdoor Spaces: Landscaped garden, Shaded terrace

## **Property Details:**

- **Living Area:** A large, bright living room perfect for relaxation or entertaining, with direct access to the outdoor spaces.
- **Four Spacious Bedrooms:** All bedrooms feature built-in storage, along with an independent dressing room for added convenience.
- **Two Modern Bathrooms and Two Separate WCs,** providing practicality and comfort for the whole family.
- A separate dressing room.
- Reversible Air Conditioning throughout for optimal temperature control all year round.

## **Outdoor Spaces and Practical Features:**

- **Landscaped garden:** Beautifully landscaped, this garden is perfect for relaxing or entertaining al fresco.
- **Shaded Terrace:** Perfect for relaxing or dining al fresco while enjoying the view over the landscaped garden.
  - **Garage with Mezzanine:** Ideal for additional storage or workspace.
  - **Garden Shed:** Convenient for storing garden tools or other equipment.

## **Why You'll Love It:**

This villa offers exceptional comfort in a serene environment, yet is conveniently located near local amenities. With carefully designed outdoor spaces and modern features, it's the ideal spot for peaceful and elegant living.



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For more information or to arrange a viewing, please contact us today.

Don't miss the chance to own this magnificent single-story villa with panoramic views and a landscaped garden!

**Laurens** is a charming village located in the Herault region of southern France, celebrated for its authentic character and exceptional quality of life. Surrounded by rolling hills, renowned vineyards, and scenic Mediterranean landscapes, Laurens captivates with its welcoming atmosphere and well-preserved natural beauty.

The village offers a range of conveniences for a comfortable, pleasant daily life, including local shops, schools, and essential services. Ideally located near larger towns like Beziers and the natural sites of the Haut-Languedoc Regional Park, Laurens is highly sought after by those seeking tranquility while staying connected to urban centers. It also serves as the perfect starting point for exploring the wine region, hiking trails, and Mediterranean beaches less than an hour away.

Living in Laurens means enjoying a sunny lifestyle surrounded by enchanting landscapes and a warm community.

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: 2006

### **Comune**

Camere da letto:	4
Bagni:	2
1/2 baths:	2
Finito piedi quadrati:	152 mq
Dimensione del lotto:	700 mq

### **Room details**

Total rooms:	5
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### **Building details**

Number of Off Road Parking:	2
Number of Garages:	1



## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX6.509.836

