



## House 6 bedroom(s) for sale



### Agent Info

Naam: Patrick Gibbins  
Bedrijfsnaam: Artaxa Immo Sarl  
Mistlampen: France  
Experience since: 2008  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Telefoon:  
Languages: French  
Website:

### Advertentie details

Vastgoed voor: Koop  
Prijs: EUR 550,000

### Locatie

Aanbevolen Auto Onderdelen: France  
Staat/Regio/Pronvincie: Occitanie  
Plaats: Lespignan  
Postcode: 34710  
Geplaatst: 17-06-2024

### Omschrijving:

This large villa is situated in the centre of this lovely old Languedoc village of Lespignan near the beach and is just 100m from restaurants and shops. The house provides 250m<sup>2</sup> of living space, garden 1200m<sup>2</sup> and swimming pool. An ideal home or holiday home with a proven rental record. Do not miss out visit today!

On the ground floor there is a lounge/dining room, bedroom, kitchen, conservatory, WC and a garage. The kitchen is light very well equipped. It comes with a central island and access to the conservatory and garden. The spacious lounge has 2 sets of French windows which allow plenty of light to flood into the room. The lounge is 25m<sup>2</sup> in size. The lounge contains a dining area. There is a large conservatory/games room of the kitchen.

The garage is 18m<sup>2</sup> and provides parking for one car.

On the first floor, you will find 5 large bedrooms (2 with en suite bathrooms). All bedrooms have wardrobes and balconies.

Bedroom 1 comes with en-suite shower room (2 wash basins, WC and large shower). The room is very bright and airy. Bedroom 2 is a double bedroom with an en-suite shower room (with shower, WC and wash basin). This bedroom has access to balcony overlooking pool and garden. Bedroom 3 has access to balcony overlooking pool and garden. Bedroom 4 and 5 are spacious and have balconies.

There is also a family bathroom with a with large bath and overhead shower.

Outside: there is a 100m<sup>2</sup> pool house with 2nd kitchen, wc and shower and huge barbecue grill. The pool



house provides access to the pool terrace The swimming pool has a solar powered weight-bearing cover. There is an outdoor eating area. There is a garden and plenty of secure private parking. The house is located in a quiet area of the village. Double glazing and airconditioned throughout. Very large and comfortable with recerse arcon and plenty of outside space. 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) .

Gebouwd: 1970

## Algemeen

Slaapkamers: 6  
Badkamers: 4  
1/2 baths: 4  
Afgewerkte vierkante meter: 250 m<sup>2</sup>  
Lot Afmeting: 1200 m<sup>2</sup>

## Room details

Total rooms: 8

## Building details

Number of Off Road Parking: 3  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.835.311

