



## House 2 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:	USD 386,276.74

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Tourbes
Postcode:	34120
Geplaatst:	08-07-2024

### Omschrijving:

You will find this villa in the grounds of a chateau in Lezignan la Cebe, close to Pezenas. It has been restored and built 12 new villas and created 3 individual apartments inside the restored chateau. The whole domain is gated, is charming, calm and surrounded with plants and greenery and has a shared swimming pool. The car park, also within the gates, away from the houses making the air unpolluted and the site very safe, is large enough to provide adequate parking for all. This villa is one of the new houses built just opposite the chateau.

On the ground floor you will find a spacious master bedroom with en-suite shower room and separate WC.

On the first floor a living room, dining area and kitchen. Second bedroom, A family size full bathroom is on the same floor, as well as a separate WC.

Newly added pergola with outside and inside living areas with kitchen and aircon. There is a cabin in the garden that could be used as another bedroom or work shop. This property has a garage and a cave for storage.

Gardens : Both the front and back gardens are gravelled and planted.

The domain is on the edge of Lezignan-La-Cebe, an ancient village once owned by the Knights Templar. The village itself is a short distance (approx. 5 km) from the centre of Pezenas, In the village there is a small grocery store, post office, pharmacy and tabac.

Rental opportunities!



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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: 2015

## **Algemeen**

Slaapkamers: 2  
Badkamers: 2  
1/2 baths: 2  
Afgewerkte vierkante meter: 96 m<sup>2</sup>  
Lot Afmeting: 206 m<sup>2</sup>

## **Room details**

Total rooms: 4

## **Building details**

Number of Off Road Parking: 2  
Outdoor Amenities: Pool

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX5.890.686

