



## House 3 bedroom(s) for sale



### Agent Info

Name: Patrick Gibbins  
Company: Artaxa Immo Sarl  
Name:  
Country: France  
Experience since: 2008  
Service Type: Selling a Property  
Specialties:  
Property Type: Apartments, Houses  
Phone:  
Languages: French  
Website:

### Listing details

Property for: Sale  
Price: EUR 320,000

### Location

Country: France  
State/Region/Province: Occitanie  
City: Laurens  
ZIP code: 34480  
Posted: Oct 15, 2024

### Description:

#### 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) .

Built: 2007

### **Common**

Bedrooms: 3  
Bathrooms: 1  
1/2 baths: 2  
Finished sq. ft.: 102 sq m  
Lot Size: 669 sq m

### **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

