



## 8 room, 250m2 Villa for sale in Lespignan - 550 000 € \*



### 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 550,000

### Location

Country: France  
State/Region/Province: Occitanie  
City: Lespignan  
ZIP code: 34710  
Posted: Feb 17, 2025

### Description:

This impressive villa is located in the heart of the charming village of Lespignan in the Languedoc region, just 100 meters from restaurants, shops, and a short distance to the beach. With 250m2 of living space, a 1200m2 garden, and a swimming pool, it offers the perfect blend of comfort and convenience, making it ideal as a family home or a holiday rental with a proven track record. Don't miss your chance to visit today!

### Ground Floor:

Spacious lounge/dining room (25m2) featuring two sets of French windows that allow natural light to flood in.

Well-equipped kitchen with a central island, offering access to a conservatory and the garden.

Conservatory/games room, providing an additional versatile living space.

Bedroom on the ground floor for added convenience.



WC for guests.

Garage (18m<sup>2</sup>), offering parking for one car.

First Floor:

5 large bedrooms, all with wardrobes and balconies.

Bedroom 1 features an en-suite shower room with double wash basins, a WC, and a large shower. This room is bright and airy.

Bedroom 2 is a double bedroom with an en-suite shower room (shower, WC, and wash basin) and has access to a balcony overlooking the pool and garden.

Bedroom 3 also has access to a balcony with views of the pool and garden.

Bedrooms 4 and 5 are spacious and each has its own balcony.

Family bathroom with a large bathtub and an overhead shower.

Outdoors:

100m<sup>2</sup> pool house featuring a second kitchen, WC, shower, and a large barbecue grill. The pool house leads directly to the pool terrace.

Swimming pool with a solar-powered, weight-bearing cover for added convenience and energy efficiency.

Outdoor dining area perfect for entertaining guests.

Large garden offering plenty of outdoor space.

Secure private parking, ensuring privacy and peace of mind.

Additional Features:

Double glazing and air conditioning throughout for optimal comfort.

Located in a quiet area of the village, ensuring a peaceful environment while still being close to amenities.

This villa offers spacious living, excellent outdoor spaces, and is ideal for both relaxation and entertaining. It's a must-see, so don't miss the opportunity to visit today!

Information on the risks to which this property is exposed is available on the website Georisques



## Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities before you commit.

### **Common**

Bedrooms:	6
Finished sq. ft.:	250 sq m
Lot Size:	1200 sq m

### **Room details**

Total rooms:	8
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### **Building details**

Outdoor Amenities:	Pool
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.655.600
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