



## 9 room, 195m2 Villa for sale in Aniane - 620 000 € \*



### Informações do Revendedor

Name:	Patrick Gibbins
Nome da Empresa:	Artaxa Immo Sarl
País:	França
Experience since:	2008
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefone:	
Languages:	French
Website:	

### Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 704,146.15

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Aniane
CEP:	34150
Adicionado:	17/02/2025

#### Informação adicional:

The property sits on a vast garden of nearly 7,000m<sup>2</sup>, offering panoramic views and two ponds. There is plenty of space to install a pool. The three garages include two integral and one separate garage (30m<sup>2</sup>), which could be converted if not needed. Additionally, you are allowed to expand the house by 30%, adding 60m<sup>2</sup>. The gardens are beautifully planted with regional plants and trees, and terraces are located on both the ground and first floors.

The main living area is mainly on the ground floor, which includes 4 bedrooms, a bathroom, kitchen pantry, dining room, and living room. There is also access to the two integral garages, a workshop, and a boiler room. The workshop has a window, so it could easily be converted into a 6th bedroom if desired.

The first floor offers a bedroom, office, shower room, and WC, all with breathtaking panoramic views. The front of the house features a 10m<sup>2</sup> covered terrace, accessible from the rooms, overlooking the expansive gardens.

The property is equipped with double glazing, a chimney, oil heating, and air conditioning. While the house requires some updating, it holds immense potential to become a true gem. Schedule a 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.

## Comum

Quartos de dormir:	5
Pés quadrados acabados:	195 m <sup>2</sup>
Tamanho do lote:	6981 m <sup>2</sup>

## Room details

Total rooms:	9
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## Utility details

Heating:	Sim
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.655.581
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