



## House 4 bedroom(s) for sale



### Emlakçı Bilgisi

İsim:	Patrick Gibbins
Şirket Adı:	Artaxa Immo Sarl
Ülke:	France
Experience since:	2008
Hizmet tipi:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefon:	
Languages:	French
Web sitesi:	

### İlan Detayları

İçin mülk:	Satılık
Fiyat:	EUR 525,000

### Konum

Ülke:	France
Eyalet/Bölge/ Şehir:	Occitanie
Şehir/İlçe:	Nezignan-l'Eveque
Posta kodu:	34120
Yayınlandı:	06.01.2025

### Açıklama:

Stunning Modern Villa in Nezignan l'evenque - 170m2 of Luxury with Pool and Summer Kitchen!

Discover this large, modern villa located in the picturesque village of Nezignan l'evenque, just 2 minutes from the popular medieval town of Pezenas. Enjoy the convenience of being a short stroll away from two restaurants, a cafe-bar, a shop, and a bakery. The Mediterranean beaches are only 15 minutes away, and the villa offers excellent transport links with Beziers airport and Agde TGV train station both just 15 minutes by car. Major motorways A75 and A9 are accessible within 5 minutes.

Set on a generous 800m2 plot, this villa provides 170m2 of luxurious living space spread over three floors, featuring a well-maintained garden with mature trees, Mediterranean plants, a swimming pool, a boules pitch, and a fully equipped summer kitchen.

### Lower Ground Floor:

Direct access to the garage with electric doors.

Includes a washing machine with a laundry chute leading to the first floor.



Spacious room (30m<sup>2</sup>) ideal for use as a home office, gym, games room, or additional lounge.

#### Ground Floor:

Expansive open-plan living/dining/kitchen area (65m<sup>2</sup>) with large bi-fold patio doors that open fully, seamlessly blending indoor and outdoor spaces.

Features fast Fibre Wi-Fi, reversible air conditioning, and an efficient wood burner.

Includes a guest WC and a concealed cloakroom.

The modern kitchen is equipped with a large island and a separate pantry with stair access to the garage and a second lounge/playroom.

#### First Floor:

All bedrooms are equipped with reversible air conditioning and fitted wardrobes.

Master bedroom with en-suite bathroom (bathtub, walk-in shower, wash basin, and WC) and a dressing room.

Three additional bedrooms.

Family bathroom with walk-in shower, WC, and wash basin.

Landing with a cupboard and laundry chute to the basement.

#### Outside:

The villa is surrounded by a large, private, and quiet walled garden with a lawn, fruit trees, a petanque court, and a large vegetable plot.

Swimming pool (10m x 4m) with Roman steps and a pool alarm, which can be heated.

Large south-facing terrace.

Fabulous summer kitchen with oven, dishwasher, fridge, and gas hob, plus a spacious dining and sitting area.

Parking for 2 cars: one in the garage and one on the driveway.

This villa is an exceptional home or holiday retreat with a proven rental record. Don't miss out on this fantastic opportunity—schedule your visit today!



# IMLIX

IMLIX Gayrimenkul Pazarı

<https://www.imlix.com/tr/>

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) .

Yıl: 2011

## Genel Bilgiler

Yatak odası: 4  
Banyo: 2  
1/2 baths: 3  
Bitmiş metrekare: 180 m2  
Arazi Büyüklüğü: 800 m2

## Room details

Total rooms: 6

## Building details

Number of Off Road Parking: 1  
Number of Garages: 1  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.546.892

