

# 7 room, 135m2 Vineyard residence for sale in Abeilhan - 279 000 € \*



## Agenten-Info

Name:	Patrick Gibbins
Name der	Artaxa Immo Sarl
Firma:	
Land:	Frankreich
Erfahrung seit:	2008
Art der	Immobilien verkaufen
Dienstleistung:	
Spezialgebiete:	
Art der	Wohnungen, Häuser
Immobilie:	
Telefon:	
Sprachen:	French
Webseite:	

## Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 324,872.88

## Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Abeilhan
Postleitzahl:	34290
Veröffentlicht:	06.10.2025

### Beschreibung:

Come and discover this elegant house, carefully renovated, combining the timeless charm of stone and wood. Bright and well-lit, it will captivate you with its warm atmosphere and over 160 m<sup>2</sup> of usable space.

Ideally located in a village with shops, just 10 minutes from Pezenas and 25 minutes from the beaches, this property is perfect for combining tranquility and practicality!

### Features:

**Beautiful Tree-Lined Garden:** A true oasis with a pool, perfect for relaxing and enjoying sunny days.

**Large Garage:** A spacious garage for storage, with two independent entrances for easy access.

**On the garden level:**

Dive into a pleasant living space that opens up to the outdoors, including:

A fully equipped semi-open kitchen,

A large, bright living-dining room with air conditioning and a fireplace,

A utility room,

A separate WC,

An ideal office for remote work.

Upstairs:

You will find three large bedrooms, a family bathroom with a bathtub and shower, and a separate WC.

Basement:

Between the garage and the first level, discover:

A spacious bedroom with a wellness area and a shower room with a hammam and toilet.

A laundry area and a storage room.

A versatile additional room for your projects.

Comfort and Practicality:

Equipped with central vacuuming, direct access to the garage, air conditioning in the living area, double-glazed windows, and wooden shutters, this home ensures optimal living comfort.

Don't miss this unique opportunity to acquire a spacious, charming, and optimized house, located close to all amenities. Contact us today to schedule your visit!

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.

### **Allgemein**

Schlafzimmer:	4
Fertige m <sup>2</sup> :	135 m <sup>2</sup>

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Grundstücksgröße: 199 m<sup>2</sup>

**Zimmerdetails**

Zimmer insgesamt: 7

**Mietbedingungen**

Verfügbar ab:

**Kontaktinformation**

IMLIX ID: IX7.594.224

