



6 room, 175m2 Villa for sale in Laurens - 530 000 € *



Agenten-Info

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

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 530,000

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Laurens
Postleitzahl:	34480
Veröffentlicht:	13.10.2025

Beschreibung:

Charming Modern Villa with Pool, Garden & Stream Access - Laurens Village

Located on the edge of a national park in the picturesque village of Laurens, this beautifully presented modern villa (built in 2009) offers comfort, privacy, and scenic views in a tranquil setting. Nestled on 851 m2 of land, the property features a private pool, landscaped gardens, and direct access to a peaceful stream - perfect as a full-time residence or holiday home.

You enter into a welcoming hallway leading into a spacious open-plan living/dining area of 66 m2, filled with natural light thanks to numerous French doors opening directly onto the garden and terrace. The room features a cathedral ceiling, enhancing the airy, open feel.

Adjacent is a modern, fully equipped kitchen—open to the living space while maintaining its own defined area.

All four bedrooms open onto the garden or terrace, with two large ensuite bedrooms (18 m2 and 24 m2), ideal for family living or hosting guests.



Outdoor Living:

Expansive 40 m2 terrace overlooking the pool and garden

Summer kitchen and built-in BBQ - perfect for entertaining

Private, not overlooked, with mature landscaping

Direct access to a charming stream at the edge of the garden

Additional land to the side of the property

Quiet, residential location on the outskirts of the village

This delightful villa offers a rare blend of modern comfort and rural charm in a sought-after village setting. Whether you're looking for a permanent residence, a family getaway, or an investment property in the South of France, this home ticks all the boxes.

Don't miss this opportunity - book your 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.

Allgemein

Schlafzimmer:	4
Fertige m ² :	175 m ²
Grundstücksgröße:	850 m ²

Zimmerdetails

Zimmer insgesamt:	6
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Gebäudedetails

Außen-Ausstattung:	Pool
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Mietbedingungen

Verfügbar ab:

Kontaktinformation



IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

IMLIX ID:

IX7.685.582

