



## 5 room, 177m2 House for sale in Montagnac - 269 000 € \*



### 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:	USD 308,588.75

### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Montagnac
Postleitzahl:	34530
Veröffentlicht:	10.03.2026

### Beschreibung:

Ideally located in the center of the charming village of Montagnac, this superb 180 m2 village house combines comfort, light, and quality features. Just minutes from the Mediterranean beaches and the highway, it offers a practical and pleasant living environment. The highlights of this house:

On the ground floor:

A spacious 53 m2 garage with an automatic gate

A welcoming entrance hall

A functional laundry room

On the 1st floor:

A large, bright, south-facing living room



A modern, fully equipped open-plan kitchen

A functional bathroom

A separate toilet

A comfortable bedroom

On the 2nd floor:

Three spacious bedrooms

An additional toilet

Comfort & amenities:

Gas central heating

Efficient pellet stove

Reversible air conditioning

South-facing for optimal light all day long

House in excellent condition, no work required

Functional layout and generous volumes

Montagnac:

A vibrant and sought-after village, close to Pezenas, the motorways, and the Mediterranean. All shops, schools, and amenities are within walking distance.

An ideal family or vacation home, visit without delay!

Contact us for a viewing!

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.



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Zustand: Ausgezeichnet

## Allgemein

Schlafzimmer: 4  
Fertige m<sup>2</sup>: 177 m<sup>2</sup>

## Zimmerdetails

Zimmer insgesamt: 5

## Versorgungsdetails

Heizung: Ja

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX8.259.251

