



4 room, 120m2 House for sale in Fouzilhon - 399 900 € *



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 399,900

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Fouzilhon
Postleitzahl:	34480
Veröffentlicht:	03.08.2026

Beschreibung:

Nestled in the heart of a peaceful and highly sought-after residential setting, this superb single-storey contemporary villa perfectly embodies Mediterranean elegance and lifestyle. Offering approximately 120 m2 of living space, enhanced by a bright 15 m2 veranda, this beautifully appointed property sits on a magnificent enclosed and landscaped 1,033 m2 plot.

From the moment you step inside, the generous volumes and abundant natural light immediately captivate. The impressive 60 m2 living area offers a warm and refined atmosphere where every space has been thoughtfully designed for comfort and conviviality. Large pocket sliding glass doors create a spectacular opening onto the outdoor areas, flooding the home with sunlight throughout the day. The open-plan kitchen blends seamlessly with the lounge and dining area, creating the true heart of the home — perfect for sharing special moments with family and friends.

Elegantly designed with folding glass panels, the veranda extends the living spaces beautifully and creates a true indoor-outdoor sanctuary overlooking the garden and swimming pool, allowing you to enjoy every season in complete comfort.



Practical and perfectly laid out, the villa also features a discreet utility/laundry room designed to simplify everyday living.

The sleeping area offers three beautiful bedrooms with built-in wardrobes, all equipped with ducted reversible air conditioning, ensuring comfort and serenity year-round. The stylish shower room features a spacious walk-in Italian shower with elegant finishes, while separate WC facilities add further convenience.

Outside, the charm continues in a setting entirely dedicated to relaxation and well-being. The magnificent 10 x 5 metre saltwater swimming pool, heated via heat pump and secured with an electric cover, blends perfectly into the refined outdoor space enhanced by a large travertine terrace. The pool house with barbecue promises unforgettable summer evenings and wonderful moments of conviviality under the southern French sun.

To the rear of the property, a large garden offers an additional rare and valuable space with endless possibilities: landscaped gardens, relaxation areas, vegetable garden, children's play area or a private retreat hidden from view. A pleasant side access driveway further enhances the exterior layout by creating a practical and harmonious separation between outdoor living spaces while facilitating easy circulation around the property.

The spectacular 73 m2 garage with electric door is a truly rare asset in the area. In addition to accommodating several vehicles, it offers remarkable potential for conversion into a workshop, leisure room, independent office or even a self-contained studio thanks to existing openings already in place. A carport and several additional outdoor parking spaces complete the property, ideal for a motorhome, boat or multiple vehicles.

Features & Amenities:

- * Ducted reversible air conditioning
- * Electric roller shutters
- * Motorised gate and video intercom
- * Heated 10x5 saltwater swimming pool
- * Travertine terrace
- * Pool house with barbecue
- * 73 m2 convertible garage
- * Multiple parking spaces
- * Fully single-storey villa with disabled access suitability



Ideally located close to Magalas, Gabian, Pouzolles and Laurens, the charming village of Fouzilhon is renowned for its authenticity, Mediterranean charm and exceptional quality of life. Surrounded by prestigious vineyards, preserved nature and the character of Southern France, the village offers a peaceful and highly desirable environment just minutes from amenities and less than an hour from Mediterranean beaches and the Haut-Languedoc Regional Natural Park.

This rare property combines every feature expected from an exceptional home: generous living spaces, outstanding brightness, quality amenities, privacy and a privileged setting.

A villa designed for effortless living, equally perfect as a luxurious main residence or an elegant holiday home.

A true hidden gem that must be discovered without delay.

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:	3
Fertige m ² :	120 m ²
Grundstücksgröße:	1033 m ²

Zimmerdetails

Zimmer insgesamt:	4
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Gebäudedetails

Außen-Ausstattung:	Pool
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Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID:	IX8.770.566
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IMLIX

IMLIX Immobilienmarkt

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

