



9 room, 195m2 Village house for sale in Nezignan l'eveque - 299 000 € *



Στοιχεία μεσίτη

Όνομα:	Patrick Gibbins
Όνομα εταιρείας:	Artaxa Immo Sarl
Χώρα:	France
Experience since:	2008
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	
Languages:	French
Site:	

Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 351,306.41

Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Ταχυδρομικός κωδικός:	34120
Δημοσιεύθηκε:	17/02/2025

Περιγραφή:

Two Village Houses in Nezignan-l'Éveque - One Renovated, One to Renovate

Situated in the heart of the medieval village of Nezignan-l'Éveque, this rare opportunity comprises two charming village houses, one fully refurbished and the other offering excellent renovation potential. Together, they provide flexibility to create a large family residence or retain two independent homes for rental or multi-generational living.

The Renovated House

Arranged over three levels, this characterful home combines modern comfort with authentic features.

Ground floor: A spacious, fully equipped kitchen, a separate utility room with WC, and a beautifully converted vaulted cellar now serving as a dining room with bar area. From here, steps lead up to a shared 40 m2 courtyard, accessible from both properties.

First floor: A large living room and a first bedroom with en-suite shower room and WC.



Top floor: Two further bedrooms featuring original beams and charming pink roof tiles, plus a bathroom with WC. The largest bedroom also benefits from a mezzanine and enjoys lovely views over the village and surrounding countryside.

The House to Renovate

This property offers significant scope for development, with four additional rooms across the upper levels.

Ground floor: A garage (not accessible by car).

First floor: A living/dining room with access to the rear courtyard.

Second floor: Two bedrooms and a bathroom.

There is also the possibility of creating an internal connection to the renovated house, forming one spacious single property.

Exterior

Both houses share a private 40 m2 courtyard, ideal for outdoor dining and relaxation.

Investment Opportunity

Whether you are looking to create a generous family home, a main residence with guest accommodation, or two separate dwellings, this property offers outstanding potential. Located in a historic village just minutes from local amenities, this is a rare opportunity not to be missed.

Viewing highly recommended. Contact us today to arrange a visit.

Information on the risks to which this property is exposed is available on the website Georisques

Our Fee Schedule Sold furnished

* 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.

Κοινά

Κρεβατοκάμαρες:	5
Τελειωμένα τετραγωνικά πόδια:	195 τ.μ
Μέγεθος αυλής:	180 τ.μ



Room details

Total rooms: 9

Rental details

Furnished: Ναι

Lease terms

Date Available:

Contact information

IMLIX ID: IX6.655.597

