



## Villa Familliale Contemporaire



### Στοιχεία μεσίτη

Όνομα:	David Evans
Όνομα εταιρείας:	Cle France Ltd
Χώρα:	United Kingdom
Experience since:	
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 566,746.12

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Gignac
Ταχυδρομικός κωδικός:	34150
Δημοσιεύθηκε:	06/08/2025

### Περιγραφή:

We have recently taken on a lot of new agents in France who are adding hundreds of new listings every week, there is a delay in translating these listings into English but we are making good progress.

If you want any particular property listing translated or simply want more information then just use the 'Make an Enquiry' button or contact us via the property listing and we will prioritise the translation for you.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

À GIGNAC ! 20min de Montpellier nord, proche Juvignac et Saint-Paul-et-Valmalle! Magnifique Villa contemporaine d'environ 150m2 parfaitement repartis et optimises. Construite en 2021, elle offre tout le confort moderne: Une piece de vie spacieuse et tres lumineuse offrant differents acces sur l'exterieur. 5 chambres, dont 1 au RDC. Pour un confort optimal, vous disposerez de 2 salles d'eau: une au RDC avec grande douche a l'italienne et sauna! puis une salle de bain avec baignoire balneotherapie a l'etage.



Érigée sur une parcelle de 330m<sup>2</sup>, hors lotissement, cette villa offre plusieurs espaces de vie à l'extérieur dont une splendide terrasse/solarium au 1er étage, d'une surface confortable de presque 50m<sup>2</sup> ouverte sur 2 chambres et le hall principal. Un grand garage avec espace buanderie complète le tout. Concernant les prestations: Volets roulants électriques aluminium gris anthracites domotisés (commandables à distance), fenêtres à isolation phonique renforcée, chauffe eau thermodynamique, climatisation réversible. Pour parfaire les prestations offertes, les extérieurs sont en cours d'embellissement. N'hésitez pas à me contacter pour plus d'informations ou pour convenir d'une visite.

The department of Lot is a land of beautiful landscapes and dramatic gorges, slow moving rivers, beautiful villages such as Puy-l'Eveque and Rocamadour, and the vineyards of Cahors - other highlights included the Upper Dordogne Valley and the Causses du Quercy Regional Natural Park. Largely unspoiled by the passage of time, the Lot department of France is a delight to discover and explore.

The Lot & Quercy region in the South of France covers three French departments (Lot, Lot et Garonne, Tarn et Garonne) and is what remains of the ancient province of Quercy, to the south-east of the Perigord (Dordogne).

Situated between Bordeaux and Toulouse the area experiences hot dry summers and cold dry winters. The region has a micro climate that is drier and warmer than the regions to the north (Dordogne, Limousin), and is characterised by warm late Autumn months.

The Lot department is proud of its fine, local produce - from the truffles, to confit of duck & goose, to dark Cahor wines and the goat's cheese of Rocamadour - you won't be disappointed.

Three rivers flow through this department, the Dordogne to the north, the Cele in the centre and the Lot to the south. The first two rivers are generally given over to kayaking and canoeing. Boat trips are more popular on the Lot and provide an enjoyable way to see the villages and vineyards that drop down into the river.

Worth visiting are the medieval centres of Cahors & Figeac and the 25,000-year-old prehistoric caves (Grotte de Pech-Merle) near Cabrerets.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have



about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## Κοινά

Μέγεθος αυλής:

336 τ.μ

## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX7.400.976

