



## 7 room, 135m2 Vineyard residence for sale in Abeilhan - 279 000 € \*



### 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 325,802.18

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Abeilhan
Ταχυδρομικός κωδικός:	34290
Δημοσιεύθηκε:	06/10/2025
Περιγραφή:	

Come and discover this elegant house, carefully renovated, combining the timeless charm of stone and wood. Bright and well-lit, it will captivate you with its warm atmosphere and over 160 m2 of usable space.

Ideally located in a village with shops, just 10 minutes from Pezenas and 25 minutes from the beaches, this property is perfect for combining tranquility and practicality!

#### Features:

Beautiful Tree-Lined Garden: A true oasis with a pool, perfect for relaxing and enjoying sunny days.

Large Garage: A spacious garage for storage, with two independent entrances for easy access.

On the garden level:

Dive into a pleasant living space that opens up to the outdoors, including:



A fully equipped semi-open kitchen,

A large, bright living-dining room with air conditioning and a fireplace,

A utility room,

A separate WC,

An ideal office for remote work.

Upstairs:

You will find three large bedrooms, a family bathroom with a bathtub and shower, and a separate WC.

Basement:

Between the garage and the first level, discover:

A spacious bedroom with a wellness area and a shower room with a hammam and toilet.

A laundry area and a storage room.

A versatile additional room for your projects.

Comfort and Practicality:

Equipped with central vacuuming, direct access to the garage, air conditioning in the living area, double-glazed windows, and wooden shutters, this home ensures optimal living comfort.

Don't miss this unique opportunity to acquire a spacious, charming, and optimized house, located close to all amenities. Contact us today to schedule your visit!

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.

## **Κοινά**

Κρεβατοκάμαρες:	4
Τελειωμένα τετραγωνικά	135 τ.μ



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πόδια:

Μέγεθος αυλής: 199 τ.μ

## Room details

Total rooms: 7

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.594.224

