



## 4 room, 107m2 Villa for sale in Caux - 450 000 € \*



### 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 519,198.32

### Τοποθεσία

Χώρα:	France
Νομός/Περιοχή/Επαρχία:	Occitanie
Πόλη:	Caux
Ταχυδρομικός κωδικός:	34720
Δημοσιεύθηκε:	03/06/2026

### Περιγραφή:

Located in the sought-after village of Caux, in a peaceful and privileged setting, this beautifully renovated single-storey villa offers a rare lifestyle where outdoor living takes center stage.

From the moment you enter, the property impresses with its bright and spacious open-plan living area of over 53 m<sup>2</sup>, featuring a contemporary kitchen seamlessly connected to the lounge and dining area, creating an inviting and elegant space opening onto the surrounding terraces and landscaped garden.

The sleeping area includes three bedrooms, among which a comfortable master suite with its own private shower room, as well as an additional independent bathroom finished to a high standard.

Set on a magnificent landscaped plot of 1,174 m<sup>2</sup> — a truly rare feature in Caux, where properties often offer much smaller plots — this villa stands out thanks to its exceptional outdoor spaces designed to fully embrace the Mediterranean lifestyle: several terraces surrounding the house, beautifully designed relaxation areas, mature gardens, and a stunning swimming pool completed in 2024.

Originally built in 1996, the villa underwent a complete interior renovation in 2021, including the kitchen,



finishes, fittings, and facade, resulting today in a turnkey property combining modern comfort with refined style.

A rare opportunity in the area, ideal for buyers seeking privacy, generous outdoor spaces, and quality features in an elegant South of France setting.

Viewing highly recommended.

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:	3
Τελειωμένα τετραγωνικά πόδια:	107 τ.μ
Μέγεθος αυλής:	1174 τ.μ

### **Room details**

Total rooms:	4
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### **Building details**

Outdoor Amenities:	Pool
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.542.136

