



## Charming Single Storey Villa With 4 Bedrooms And A Double Garage On A Plot Of 2146 M2 With Covered Swimming Pool, Petanque Court And Lovely Views.



### Info Agente

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Experience since:	
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 380,210.14

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Código postal:	34260
Publicado:	02/04/2026

### Descripción:

A hamlet located just a few minutes from La Tour-sur-Orb (a village offering all amenities), 5 minutes from Le Bousquet-d'Orb, 40 minutes from the magnificent Lac d'Avene and 50 minutes from the beaches !

Charming single storey villa in perfect condition, sold fully furnished, offering a living area of 120 m2 it comprises 4 bedrooms, a shower room, a laundry room and a bright living area with a fully equipped open-plan kitchen, as well as a double garage. All set on a beautifully landscaped and meticulously maintained plot of 2146 m2, featuring a covered swimming pool, a pool house with a shower room, a covered terrace, a petanque court and lovely views ! Very peaceful environment !

Ground = Entrance hall of 3.51 m2 + bedroom of 13.45 m2 + bright living area of 50 m2 with sliding glass doors opening onto the pool and its fully equipped open-plan kitchen (electric oven, induction hob, extractor hood, sink, dishwasher, base units) + hallway of 4.90 m2 + 3 bedrooms of 9.95 m2, 10.88 m2 and 11.32 m2 + shower room of 5.43 m2 (shower, bidet, double vanity unit, heated towel rail) + utility



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room of 10 m2 with sink + double garage of 47 m2.

Exterior = Beautiful landscaped and well-maintained plot of 2146 m2 + solid-built covered swimming pool with retractable shutters, 9x6m, salt system, mosaic finish and automatic water level control system + covered terrace at the front of the house + pool house with shower, WC and washbasin + petanque court + automatic irrigation system.

Additional features = Sold furnished + fireplace insert + reversible air conditioning + double glazing + manual roller shutters + electric heating + alarm system + estimated amount of annual energy consumption for standard use: between 944 Euros and 1278 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 1510 Euros.

Price = 324.000 Euros (Lovely views and a peaceful setting !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 82201

Property Size: 120 m2

Property Lot Size: 2,146 m2

Bedrooms: 4

Bathrooms: 1

Reference: TB324000E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

## Común

Dormitorios: 4

Baños: 1

Pies cuadrados terminados: 120 m2

Tamaño del lote: 2146 m2

## Utility details



Heating: Sí

### **Building details**

Outdoor Amenities: Pool

### **Rental details**

Furnished: Sí

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX8.337.645

