



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



### Info Agente

Nombre:	Patrick Gibbins
Nombre empresa:	Artaxa Immo Sarl
País:	Francia
Experience since:	2008
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Teléfono:	
Languages:	French
Sitio web:	

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 519,198.32

### Ubicación

País:	Francia
Estado/Región/Provincia:	Occitanie
Ciudad:	Caux
Código postal:	34720
Publicado:	03/06/2026

### Descripción:

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.

## Común

Dormitorios:	3
Pies cuadrados terminados:	107 m2
Tamaño del lote:	1174 m2

## Room details

Total rooms:	4
--------------	---

## Building details

Outdoor Amenities:	Pool
--------------------	------

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.542.136

