



## 9 room, 195m2 Village house for sale in Nezignan l'eveque - 299 000 € \*



### Information de l'agent

|                   |                    |
|-------------------|--------------------|
| Nom:              | Patrick Gibbins    |
| Nom de compagnie: | Artaxa Immo Sarl   |
| Pays:             | France             |
| Experience since: | 2008               |
| Type de service:  | Selling a Property |
| Specialties:      |                    |
| Property Type:    | Apartments, Houses |
| Téléphone:        |                    |
| Languages:        | French             |
| Site web:         |                    |

### Détails de l'annonce

|              |                |
|--------------|----------------|
| Propriété à: | Vendre         |
| Prix:        | USD 351,306.41 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | France     |
| État/Région/Province: | Occitanie  |
| Indicatif régional:   | 34120      |
| Soumis:               | 17/02/2025 |

### Description:

Two Village Houses in Nezignan-l'Éveque - One Renovated, One to Renovate

Situated in the heart of the medieval village of Nezignan-l'Éveque, this rare opportunity comprises two charming village houses, one fully refurbished and the other offering excellent renovation potential. Together, they provide flexibility to create a large family residence or retain two independent homes for rental or multi-generational living.

### The Renovated House

Arranged over three levels, this characterful home combines modern comfort with authentic features.

Ground floor: A spacious, fully equipped kitchen, a separate utility room with WC, and a beautifully converted vaulted cellar now serving as a dining room with bar area. From here, steps lead up to a shared 40 m2 courtyard, accessible from both properties.

First floor: A large living room and a first bedroom with en-suite shower room and WC.



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Top floor: Two further bedrooms featuring original beams and charming pink roof tiles, plus a bathroom with WC. The largest bedroom also benefits from a mezzanine and enjoys lovely views over the village and surrounding countryside.

## The House to Renovate

This property offers significant scope for development, with four additional rooms across the upper levels.

Ground floor: A garage (not accessible by car).

First floor: A living/dining room with access to the rear courtyard.

Second floor: Two bedrooms and a bathroom.

There is also the possibility of creating an internal connection to the renovated house, forming one spacious single property.

## Exterior

Both houses share a private 40 m<sup>2</sup> courtyard, ideal for outdoor dining and relaxation.

## Investment Opportunity

Whether you are looking to create a generous family home, a main residence with guest accommodation, or two separate dwellings, this property offers outstanding potential. Located in a historic village just minutes from local amenities, this is a rare opportunity not to be missed.

Viewing highly recommended. Contact us today to arrange a visit.

Information on the risks to which this property is exposed is available on the website Georisques

## Our Fee Schedule Sold furnished

\* 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.

## Commun

|                   |                    |
|-------------------|--------------------|
| Chambres:         | 5                  |
| Pied carré fini:  | 195 m <sup>2</sup> |
| Dimesions du lot: | 180 m <sup>2</sup> |

## Room details



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Total rooms: 9

## Rental details

Furnished: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.655.597

