



## 5 room, 152m2 Villa for sale in Laurens - 365 000 € \*



### 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 409,182.43

### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Laurens
Indicatif régional:	34480
Soumis:	06/05/2025

### Description:

Discover this beautiful single-story villa located outside of any subdivision, offering a peaceful setting with panoramic views from its shaded terrace and landscaped garden. Designed for comfort and elegance, this home impresses with its spacious layout and high-quality features.

### Main Features:

Layout: 152 m2

Bedrooms: 4

Bathrooms: 2



WC: 2

Comfort: Reversible air conditioning

Outdoor Spaces: Landscaped garden, Shaded terrace

Property Details:

**Living Area:** A large, bright living room perfect for relaxation or entertaining, with direct access to the outdoor spaces.

**Four Spacious Bedrooms:** All bedrooms feature built-in storage, along with an independent dressing room for added convenience.

**Two Modern Bathrooms and Two Separate WCs,** providing practicality and comfort for the whole family.

A separate dressing room.

Reversible Air Conditioning throughout for optimal temperature control all year round.

Outdoor Spaces and Practical Features:

- **Landscaped garden:** Beautifully landscaped, this garden is perfect for relaxing or entertaining al fresco.

- **Shaded Terrace:** Perfect for relaxing or dining al fresco while enjoying the view over the landscaped garden.

**Garage with Mezzanine:** Ideal for additional storage or workspace.

**Garden Shed:** Convenient for storing garden tools or other equipment.

**Why You'll Love It:**

This villa offers exceptional comfort in a serene environment, yet is conveniently located near local amenities. With carefully designed outdoor spaces and modern

features, it's the ideal spot for peaceful and elegant living.

For more information or to arrange a viewing, please contact us today.



Don't miss the chance to own this magnificent single-story villa with panoramic views and a landscaped garden!

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.

### Commun

Chambres:	4
Pied carré fini:	152 m <sup>2</sup>
Dimesions du lot:	700 m <sup>2</sup>

### Room details

Total rooms:	5
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### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.896.799

