



## 6 room, 185m2 Villa for sale in Bessan - 760 000 € \*



### Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Expérience 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 881,919.45

### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Bessan
Indicatif régional:	34550
Soumis:	17/09/2025

### Description:

Exceptional Villa with Pool & Potential Gite - Bessan

Set in a quiet cul-de-sac in Bessan, close to the Mediterranean beaches, this impressive villa offers high ceilings, quality finishes, and generous living spaces on a 1,114 m2 landscaped plot. The property features a swimming pool, garage, carport, and beautifully maintained gardens.

The interior boasts a bright 70 m2 open-plan living area with kitchen. The ground floor includes a spacious bedroom with dressing room and en-suite shower room. Upstairs are two well-proportioned bedrooms, each with its own dressing room and bathroom.

Comfort is assured year-round with geothermal underfloor heating and ducted air conditioning.

Ideal as a main residence or holiday home, the property also benefits from a proven rental history. In addition, the garage can be converted into a 70 m2 independent gite, with materials already included.

A rare opportunity in a sought-after location.



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.

## Commun

Chambres:	3
Pied carré fini:	185 m <sup>2</sup>
Dimesions du lot:	1114 m <sup>2</sup>

## Room details

Total rooms:	6
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## Utility details

Heating:	Oui
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.551.172
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