



## 4 room, 95m2 House for sale in Pouzolles - 268 000 € \*



### 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:	EUR 268,000

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Pouzolles
Indicatif régional:	34480
Soumis:	16/12/2025

#### Description:

Bright, modern villa, 95 m2, located in a quiet and pleasant residential area in Pouzolles, built on a 264 m2 plot.

On the ground floor, you will find a spacious 45 m2 living area, comprising a lounge and an open-plan kitchen with a contemporary design, offering direct access to a sunny courtyard. This level also includes a superb master bedroom with en-suite bathroom, with a total surface area of 19 m2.

The garden also features a garden shed, ideal for storage.

Upstairs, the house has two bright bedrooms and a bathroom.

#### Features and facilities:

\* Fitted garage

\* One parking space in front of the house



- \* Reversible air conditioning
- \* Heat pump
- \* Thermodynamic water heater

A turnkey villa, ideal for a family looking for modern comfort, functionality and tranquillity.

A rare opportunity — we invite you to discover this property during a personalised viewing, by appointment.

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:	95 m <sup>2</sup>
Dimesions du lot:	264 m <sup>2</sup>

## Room details

Total rooms:	4
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.016.840

