

## 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 m<sup>2</sup>, located in a quiet and pleasant residential area in Pouzolles, built on a 264 m<sup>2</sup> plot.

On the ground floor, you will find a spacious 45 m<sup>2</sup> 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 m<sup>2</sup>.

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

