



## 4 room, 118m2 Villa for sale in Saint felix de lodez - 349 000 € \*



### 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 404,986.33

### Location

Pays:	France
État/Région/Province:	Occitanie
Indicatif régional:	34725
Soumis:	13/05/2026

### Description:

Located in the charming commune of Saint-Felix-de-Lodez, this beautiful single-storey villa built in 2023 offers 143 m2 of living space (including the garage) on a generous 615 m2 plot.

The property boasts a spacious and light-filled 44.6 m2 living area with a fully equipped open-plan kitchen, ideal for both family living and entertaining. Large sliding glass doors provide direct access to the garden, flooding the space with natural light and creating a seamless indoor-outdoor lifestyle.

The 25 m2 master suite features a dressing room and a private shower room with wc. Two further bedrooms of 10 m2 and 14 m2, both with built-in wardrobes, are complemented by a modern family bathroom and a separate WC.

Additional features include a practical laundry area and a 25 m2 garage with direct access from the house. Part of the garage has already been converted, offering the potential for additional living space, a home office, or a playroom if desired.

Ideally situated just 2 minutes from the A75 motorway, the villa provides quick and easy access to major routes while remaining close to local shops and the heart of the village. Montpellier is only 30 minutes



away.

A superb opportunity for comfortable family living in a sought-after location.

Don't miss out — arrange your viewing today!

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:	118 m <sup>2</sup>
Dimesions du lot:	495 m <sup>2</sup>

## Room details

Total rooms:	4
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX8.448.756
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