



## 5 room, 110m2 Villa for sale in Laurens - 395 000 € \*



### Informazioni sull'Agente

Nome:	Patrick Gibbins
Nome della ditta:	Artaxa Immo Sarl
Nazione:	France
Experience since:	2008
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefono:	
Languages:	French
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 463,566.67

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Laurens
Cap:	34480
Pubblicato:	17/02/2025

### Descrizione:

Charming Villa in Laurens with Pool and Secluded Garden. Located just a 5-minute walk from the heart of the village of Laurens this one-story villa offers an ideal retreat in a secluded Mediterranean garden. Nestled at the edge of the National Park, the villa features a large garden and private pool (10x4m), providing a peaceful and tranquil environment. With 1600m2 of land, this property is perfect for those seeking a holiday home or a lucrative rental investment. Visit today!

**Living Area:** Upon entering the villa, you'll find a spacious living/dining/kitchen area with three French windows opening directly to the garden. Enjoy dining outdoors under the shade of the mulberry trees and savor the Mediterranean ambiance.

**Bedrooms:** The villa offers four generously sized bedrooms, each with built-in wardrobes. There are two shower rooms, both with WC, plus a separate WC for added convenience. The villa is equipped with air conditioning and electric radiators.

**Garden & Pool:** The South-facing garden features a private pool (10x4m) with a security cover and the option to heat it. The garden is ideal for relaxation, with a mix of shaded areas and sunny spots.



**Fruit Trees:** The front garden boasts several fruit trees including pear, fig, pomegranate, quince, and clementine, adding charm and color to the property. The property offers plenty of space for parking with room for several cars, as well as a carport and a garage.

**Ideal for Rentals:** Proven rental income makes this villa an excellent opportunity for investors or those looking for a vacation home.

Don't miss out—visit today and discover the charm of this delightful villa!

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.

## Comune

Camere da letto:	4
Finito piedi quadrati:	110 mq
Dimensione del lotto:	1600 mq

## Room details

Total rooms:	5
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## Building details

Outdoor Amenities:	Pool
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## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.655.576

