

## 8 room, 250m2 Villa for sale in Lespignan - 550 000 € \*



### 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:        | EUR 550,000 |

### Posizione

|                              |  |
|------------------------------|--|
| Nazione:                     | France   |
| Stato / Regione / Provincia: | Occitanie  |
| Città:                       | Lespignan  |
| Cap:                         | 34710  |
| Pubblicato:                  | 17/02/2025   |
| Descrizione:                 | Spacious Villa with Pool in the Heart of Lespignan |

Located in the charming village of Lespignan, just 100 metres from shops and restaurants and a short drive from the beach, this impressive villa offers 250 m<sup>2</sup> of living space set within a 1,200 m<sup>2</sup> garden with swimming pool. Ideal as a family home or a successful holiday rental, this property combines space, comfort, and convenience.

**Ground Floor:** - Bright lounge/dining room with French doors, a fully equipped kitchen with central island opening onto a conservatory and garden, a versatile conservatory/games room, a ground-floor bedroom, guest WC, and a garage (18 m<sup>2</sup>).

**First Floor:** - Five spacious bedrooms, all with wardrobes and balconies. Two bedrooms benefit from en-suite shower rooms, and several enjoy views over the pool and garden. A family bathroom completes this level.

**Outdoors:** - A 100 m<sup>2</sup> pool house with summer kitchen, shower, WC, and barbecue opens directly onto

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the pool terrace. The swimming pool features a solar-powered safety cover, alongside outdoor dining areas, a large garden, and secure private parking.

Additional Features: - Double glazing and air conditioning throughout. Quiet village location close to amenities.

A rare opportunity offering generous living space, excellent outdoor facilities, and strong rental potential.

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.

#### Comune

|                        |         |
|------------------------|---------|
| Camere da letto:       | 6       |
| Finito piedi quadrati: | 250 mq  |
| Dimensione del lotto:  | 1200 mq |

#### Room details

|              |   |
|--------------|---|
| Total rooms: | 8 |
|--------------|---|

#### Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

#### Lease terms

Date Available:

#### Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX6.655.600 |
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