



Charming Stone House With 88 M2 Of Living Space, A Swimming Pool And Superb Views.



Informazioni sull'Agente

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Tipo di servizio:	Selling a Property
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Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	USD 338,063.72

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Vailhan
Cap:	34320
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Descrizione:

Situated in a pretty hamlet by a lake (swimming and fishing are possible) there is a restaurant within walking distance, but no shops. But all amenities, of a supermarket, chemist, post office and hardware store are less than 10 minutes drive away at Roujan. Pezenas with its famed historic old town centre and Saturday market is some 20 minutes drive away.

This very pretty stone house, with beautiful exposed stonework, offers approximately 88 m2 of living space, comprising 2 bedrooms and a 3rd bedroom in the annexe. Fully renovated inside, it is in excellent condition and offers a comfortable, contemporary interior, whilst retaining the charm of its stone features. It benefits from a lovely courtyard, a swimming pool and superb views of the surrounding countryside. The house has gas central heating, an open fire in the lounge and reversible air conditioning in all 3 bedrooms, ensuring pleasant comfort all year round. Situated in the heart of a charming village full of character, it enjoys a particularly quiet and peaceful setting. The village has no shops, but the nearest amenities are just a 7-minute drive away. Around the village there are kilometres of walking and cycling tracks through the garrigue to fully appreciate the beauty of this part of France. A particularly delightful property for lovers of nature and tranquillity, seeking a renovated house with a swimming pool



in a peaceful and unspoilt setting !

Ground = Detached annexe : 27 m2 studio with kitchenette and shower room (walk-in shower, washbasin, WC) + utility room with WC.

1st = Terrace of approximately 25 m2 + 14 m2 kitchen (built-in units, sink, dishwasher, cooker, fridge-freezer) with access to the terrace + 16 m2 living room with fireplace and access to the terrace.

2nd = Hall of 2 m2 + 2 bedrooms of 12.3 m2 and 11 m2 + shower room of 4 m2 (shower, washbasin, WC).

Outside = Lovely tree-lined courtyard with swimming pool (6x4m, liner, electrolysis filtration system with summer/winter cover) + terrace area with lovely views + fig trees and Mediterranean trees + carpor + low maintenance garden with mediterranean plants and mature trees, the terrace has a bbq and superb views of forests and surrounding hillst.

Miscellaneous = Property tax of 671 Euros + estimated amount of annual energy consumption for standard use: between 2975 Euros and 4025 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + gas heating (underground cylinder) and reversible air conditioning in the 3 bedrooms + no work required + fibre-optic broadband.

Price = 295.000 Euros (Truly cosy, peaceful and with lovely views)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: georisques.gouv.fr

Property Id : 91494

Property Size: 88 m2

Property Lot Size: 332 m2

Bedrooms: 3

Bathrooms: 2

Reference: V295000E

Other Features

Courtyard

Immediately Habitable

Latest properties

Outside space

Rental Potential

Swimming Pool

Terrace



Condizione: Excellent

Comune

Camere da letto: 3
Bagni: 2
Finito piedi quadrati: 88 mq
Dimensione del lotto: 332 mq

Utility details

Heating: Sì

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX8.977.882

