



6 room, 160m2 Architect designed villa for sale in Colombiers - 460 000 € *



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 514,292.78

Posizione

Nazione:	France
Stato / Regione / Provincia:	Occitanie
Città:	Colombiers
Cap:	34440
Pubblicato:	26/10/2026

Descrizione:

COLOMBIERS - Sought-After Residential Area - 160 m2 Villa with Swimming Pool, Double Garage and Vineyard Views

Situated in one of Colombiers' most sought-after residential neighbourhoods, in a peaceful and private setting, this beautifully maintained, traditionally built villa offers approximately 160 m2 of living space, quality fixtures and fittings, and lovely open views across the surrounding vineyards.

The ground floor features a spacious and bright 60 m2 living area incorporating a lounge, dining room and fully fitted kitchen. Two additional rooms, currently used as an office and leisure room or fourth bedroom. A utility room with direct outside access and a separate WC complete this level.

Upstairs are three generously sized bedrooms, including a 26 m2 master suite with dressing room, private shower room and WC. The two further bedrooms, each measuring approximately 13 m2, share a family bathroom with WC.

Outside, the beautifully landscaped and meticulously maintained garden features a heated 7 x 4 m



swimming pool and private relaxation areas. An attractive 18 m2 enclosed patio, fitted with a bioclimatic pergola and sliding glass panels, provides an additional living space that can be enjoyed throughout the year.

Further features include a large 42 m2 insulated double garage with electric door, a carport with an electric vehicle charging connection, air conditioning in the main living area, a thermodynamic hot water system, centrally controlled electric shutters, insect screens and an alarm system.

A beautifully presented, move-in-ready property combining excellent construction quality, modern comfort and a privileged setting, just minutes from the amenities of Colombiers.

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:	160 mq

Room details

Total rooms:	6
Indoor Features:	Fitted kitchen

Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX9.101.984
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IMLIX

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