



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



### Agent Info

Naam:	Patrick Gibbins
Bedrijfsnaam:	Artaxa Immo Sarl
Mistlampen:	France
Experience since:	2008
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	
Languages:	French
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 646,215.81

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Lespignan
Postcode:	34710
Geplaatst:	17-02-2025
Omschrijving:	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 m2 of living space set within a 1,200 m2 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 m2).

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 m2 pool house with summer kitchen, shower, WC, and barbecue opens directly onto 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.

### Algemeen

Slaapkamers:	6
Afgewerkte vierkante meter:	250 m <sup>2</sup>
Lot Afmeting:	1200 m <sup>2</sup>

### Room details

Total rooms:	8
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### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:

### Contact information

IMLIX ID: IX6.655.600

