



## 5 room, 140m2 House for sale in Laurens - 430 000 € \*



### 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 488,955.17

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Laurens
Postcode:	34480
Geplaatst:	22-04-2025
Omschrijving:	

Set on the peaceful edge of a popular village, this beautifully presented detached villa offers uninterrupted views over open countryside, stretching all the way to the distant Pyrenees. Enjoy the scenery from your private, heated swimming pool—an ideal spot for relaxing or entertaining.

Inside, the villa features three generously sized bedrooms, two with modern ensuite bathrooms, plus a third stylish shower room with toilet. The spacious, light-filled master bedroom includes a dedicated space perfect for a desk or reading nook—ideal for remote working or quiet reflection.

The heart of the home is a bright, open-plan living area with a fully equipped kitchen, ample room for a large dining table, and comfortable seating—perfect for hosting friends and family. An additional cosy sitting room provides a more intimate space for relaxing.

Built in 2012 and thoughtfully extended in 2016, the property sits on a secluded corner plot with no neighbours on three sides, offering privacy and tranquility. The mature, low-maintenance garden is beautifully landscaped with Mediterranean plants, creating a serene outdoor environment.

Comfort is ensured year-round with reversible air conditioning throughout the house, providing both cooling in summer and efficient heating in winter.



As a bonus, this property also presents a strong investment opportunity: it is currently rented out during peak season for €2,000 per week, offering excellent rental potential for buyers interested in holiday lettings.

The village has small shops and other amenities, including a bakery, tabac, health centre and school. Convenient for transport links.

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:	3
Afgewerkte vierkante meter:	140 m <sup>2</sup>
Lot Afmeting:	1000 m <sup>2</sup>

### Room details

Total rooms:	5
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### Utility details

Heating:	Ja
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### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.832.093
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