



## 6 room, 120m2 Villa for sale in Margon - 336 000 € \*



### Agent Info

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

### Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 336,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Margon
Postcode:	34320
Geplaatst:	06-08-2025

### Omschrijving:

You will find this lovely single-storey house at the edge of the charming village of Margon with a chateau and surrounded by vineyards. There is the main house of aprox 92m2 and then a separate apartment with one bedroom and fully equipped. The house has all the latest gadgets and air conditioning, electric blinds, double glazing to main but a few. An ideal home or indeed holiday home with great rental potential as one big place or just the apartment to create an income.

You enter the main house into an entrance hall with storage space, then lounge, dining room with a very well-equipped kitchen with pantry.

There are three bedrooms, one of which has been converted into a dressing room, a bathroom with whirlpool bath and a separate toilet.

In the apartment you'll find a fitted kitchen, a small living room, a bedroom and a shower room with a toilet.

Outside, you'll find gardens, a swimming pool with secure gates, south-facing terrace, outbuildings, UV protection carport, fruit trees, ALU/polycarbonate pergola, automatic watering system and awning.



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Nothing to do but move in! A really lovely property, visit today!

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:	4
Afgewerkte vierkante meter:	120 m <sup>2</sup>
Lot Afmeting:	516 m <sup>2</sup>

## **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:	IX7.401.706
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