



## 6 room, 160m2 Village house for sale in Castelnau de guers - 255 000 € \*



### 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:	EUR 255,000

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Postcode:	34120
Geplaatst:	03-09-2025
Omschrijving:	

Charming village house with terrace, garage & stunning views - Castelnau de Guers.

Nestled in the heart of the sought-after village of Castelnau de Guers, just minutes from vibrant Pezenas, this spacious and character-filled village house offers the perfect blend of traditional charm and modern comfort.

Spread over three levels, the home features a large open-plan living/dining/kitchen area with beautiful mezzanine spaces and direct access to a private terrace ideal for outdoor dining and relaxing.

On the ground floor, you'll find a garage and two rooms currently used as bedrooms. You could create on this floor an apartment with separate access.

Upstairs, the first floor offers three more bedrooms and two bathrooms, providing plenty of space for family and guests.

Comfort is ensured year-round with both air conditioning and a wood-burning stove, making this property an excellent lock-up-and-leave, holiday home or a permanent residence.



Opportunities like this are rare in Castelnau de Guers — don't miss out on this unique home full of potential and charm.

Enquire today to arrange a viewing!

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: 5  
Afgewerkte vierkante meter: 160 m<sup>2</sup>

## Room details

Total rooms: 6

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.498.340

