



## 5 room, 140m2 House for sale in Joncels - 450 000 € \*



### 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 450,000 |

### Locatie

|                             |                                                       |
|-----------------------------|-------------------------------------------------------|
| Aanbevolen Auto Onderdelen: | France                                                |
| Staat/Regio/Pronvincie:     | Occitanie                                             |
| Plaats:                     | Joncels                                               |
| Postcode:                   | 34650                                                 |
| Geplaatst:                  | 03-08-2026                                            |
| Omschrijving:               | A true haven of peace surrounded by nature - €450,000 |

Just minutes from Joncels, in the charming hamlet of Joncelets, discover this magnificent contemporary villa, built in 2021, where modern comfort, quality finishes and an exceptional natural setting come together in perfect harmony.

Set on a beautifully landscaped 4,450 m2 plot, this property offers approximately 140 m2 of living space with complete privacy, nestled in the heart of the Haut-Languedoc Regional Natural Park.

A spectacular living space

From the moment you step inside, you'll be captivated by the bright and spacious 60 m2 dual-aspect living area, flooded with natural light through large picture windows.

The fully fitted and equipped open-plan kitchen blends seamlessly into the living space, creating the perfect setting for entertaining family and friends.

Enjoy two distinct atmospheres:



- \* direct access to the terrace and swimming pool for effortless indoor-outdoor living;
- \* a peaceful lounge area overlooking an elegant Japanese garden.

Year-round comfort is ensured with reversible air conditioning and a wood-burning stove, creating a warm and inviting atmosphere during the cooler months.

#### Well-designed sleeping accommodation

- \* Three generous bedrooms, including a beautiful master suite with walk-in dressing room, private shower room and WC.
- \* A second modern shower room.
- \* Separate WC.

#### Flexible additional spaces

- \* Utility/laundry room.
- \* Home gym that could easily be converted into a fourth bedroom, office or garage.
- \* Workshop.

#### Modern and energy-efficient

Built in 2021, the villa benefits from excellent energy performance.

Solar panels further enhance the property's efficiency, helping to reduce energy costs while providing everyday comfort.

#### Outdoor living at its finest

Designed to make the most of every season, the landscaped grounds include:

- \* Secure 6 x 3 m swimming pool with submerged electric cover.
- \* Large tiled terrace.
- \* Petanque court with shaded pergola.
- \* Greenhouse, ideal for growing vegetables, herbs or fruit.
- \* Several storage sheds.



\* Beautiful mature grounds offering privacy, tranquillity and plenty of outdoor space.

An exceptional location

Located in one of the most unspoilt areas of the Herault, this property is perfect for those who appreciate nature, hiking, cycling and outdoor living.

Only a short drive from:

- \* Lac du Salagou;
- \* the spectacular Cirque de Navacelles, a designated Grand Site de France;
- \* the towns of Lodeve and Bedarieux, offering schools, shops and all essential amenities;
- \* excellent road connections to the surrounding region.

Whether you are looking for a primary residence, a luxurious holiday home, or a high-quality tourist rental investment, this exceptional property is sure to impress.

## Key Features

- ? Contemporary villa built in 2021
- ? 4,450 m2 landscaped plot
- ? Secure swimming pool with submerged cover
- ? Bright 60 m2 open-plan living area
- ? Master suite with dressing room and en-suite shower room
- ? Reversible air conditioning & wood-burning stove
- ? Solar panels
- ? Home gym / potential fourth bedroom
- ? Japanese garden
- ? Petanque court with pergola
- ? No renovation work required



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? Outstanding natural surroundings

Virtual tour available on request (password-protected access).

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:               | 4450 m <sup>2</sup> |

## Room details

|              |   |
|--------------|---|
| Total rooms: | 5 |
|--------------|---|

## Building details

|                    |      |
|--------------------|------|
| Outdoor Amenities: | Pool |
|--------------------|------|

## Lease terms

Date Available:

## Contact information

|           |             |
|-----------|-------------|
| IMLIX ID: | IX8.770.565 |
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