



## 6 room, 200m2 Country house for sale in Cabrerolles - 345 000 € \*



### 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 345,000 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Staat/Regio/Pronvincie:     | Occitanie  |
| Postcode:                   | 34480      |
| Geplaatst:                  | 07-09-2026 |
| Omschrijving:               |            |

If you are looking for authenticity and character, this beautiful country house is sure to impress. Combining exposed stone walls, wooden beams, and generous living spaces, it offers a warm and inviting atmosphere in a peaceful countryside setting.

Offering approximately 200 m2 of living space, the property provides exceptional flexibility. It can be enjoyed as a spacious family home or easily divided into two independent living units, thanks to its two existing private entrances—one from the garden level and the other from the top floor. This makes it an ideal opportunity for a holiday home, guest accommodation, or a rental investment.

The house features two living rooms, two kitchens (including one kitchenette), four bedrooms, one bathroom, and one shower room, providing comfortable accommodation for family and guests.

Outside, the property sits on a beautifully maintained 675 m2 plot with a private swimming pool, solar shower, several terraces, a well, garage, and cellar. Two garden outbuildings complete the property: one fitted with a water supply and WC, and the other offering practical storage space.

An additional 165 m2 non-adjacent plot is also included in the sale, providing extra outdoor space with a variety of possible uses.



Nestled in a quiet and green environment, this charming property is perfect for those seeking peace, privacy, and the timeless appeal of a traditional French country home. Whether you are looking for a permanent residence, a holiday retreat, or an investment with rental potential, this unique property offers endless possibilities.

Viewing is highly recommended to fully appreciate the charm and potential of this exceptional home.

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: | 200 m <sup>2</sup> |
| Lot Afmeting:               | 675 m <sup>2</sup> |

### Room details

|              |   |
|--------------|---|
| Total rooms: | 6 |
|--------------|---|

### Building details

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

### Lease terms

Date Available:

### Contact information

IMLIX ID: IX8.922.715

