



4 room, 118m2 Villa for sale in Saint felix de lodez - 319 000 € *



Informações do Revendedor

Name:	Patrick Gibbins
Nome da	Artaxa Immo Sarl
Empresa:	
País:	França
Experience	2008
since:	
Tipo de	Selling a Property
Serviço:	
Specialties:	
Property Type:	Apartments, Houses
Telefone:	
Languages:	French
Website:	

Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 319,000

Localização

Country:	França
State/Region/Province:	Occitanie
CEP:	34725
Adicionado:	05/10/2026

Informação adicional:

Located in the charming commune of Saint-Felix-de-Lodez, this beautiful single-storey villa built in 2023 offers 143 m2 of living space (including the garage) on a generous 615 m2 plot.

The property boasts a spacious and light-filled 44.6 m2 living area with a fully equipped open-plan kitchen, ideal for both family living and entertaining. Large sliding glass doors provide direct access to the garden, flooding the space with natural light and creating a seamless indoor-outdoor lifestyle.

The 25 m2 master suite features a dressing room and a private shower room with wc. Two further bedrooms of 10 m2 and 14 m2, both with built-in wardrobes, are complemented by a modern family bathroom and a separate WC.

Additional features include a practical laundry area and a 25 m2 garage with direct access from the house. Part of the garage has already been converted, offering the potential for additional living space, a home office, or a playroom if desired.

Ideally situated just 2 minutes from the A75 motorway, the villa provides quick and easy access to major routes while remaining close to local shops and the heart of the village. Montpellier is only 30 minutes



away.

A superb opportunity for comfortable family living in a sought-after location.

Don't miss out — arrange your viewing 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.

Comum

Quartos de dormir:	3
Pés quadrados acabados:	118 m ²
Tamanho do lote:	495 m ²

Room details

Total rooms:	4
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Lease terms

Date Available:

Contact information

IMLIX ID: IX9.033.622

