

4 bedroom detached house for sale

Country House For Sale

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Price: €399,000

Bedrooms: 4

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Pézenas Languedoc-Roussillon

A lovely bright and spacious 4 bedroom, 2 bathroom villa of 140m² on a plot of 1810m² with a beautiful established and private garden and 8 x 4m pool. Completely private, the house is in an established residential area of Tourbes just outside Pezenas.

Tourbes is a lively village with 3 restaurants and a bar, pharmacy, bakery, primary school, clinic. Just outside Pezenas and with easy access to the A75 and the beaches this village is really popular as a holiday spot or to live full time.

For those who like privacy and calm, the house is not visible from the road and has a high hedge and electric gates. The garden has beautiful established trees and shrubs - cedar, olives, palms, beautiful lavender and lots of easy care gravel and terracing with outdoor dining under the trees or on the covered terrace.

Entry to the house is via the terrace into a large open plan living dining area with wood burning stove. The kitchen leads from here to a hallway with a two bedrooms or a bedroom and study plus shower room and separate WC.

On the opposite side of the living area there is a large master bedroom with double doors to the terrace, a bathroom with corner bath and a large utility room leading to the verandah at the rear of the house. Upstairs there is one official bedroom plus a childrens low ceilinged playroom and a further attic space.

There is double glazing throughout and pvc shutters.

Lounge / dining: 9 x 5m = 45m²

Kitchen: 2.4 x 4.3m = 18m²

Bedroom 1: 4.1 x 4m = 16.5m²

Bedroom 2 (upstairs): 3.4 x 4.5m = 15.3m²

Additional attic / playroom / storage space approx. 30M² with low ceilings

Bathroom: 2.1 x 2.7 = 5.7m²

Right of kitchen

Bedroom 3: 3.4 x 3.8 = 12.6m²

Bedroom 4 (study): $2.9 \times 3.8\text{m} = 11\text{m}^2$

Shower room $2.8 \times 1.8\text{m} = 5\text{m}^2$

WC: 1.2m^2

Front terrace 34m^2 of which 15m^2 is covered

Garage : $3 \times 7.2\text{m} = 21.5\text{m}^2$

Total plot size: 1810m^2

Pool $8\text{m} \times 4\text{m}$ salt pool

