



Price: €315,000

Bedrooms: 3

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Laurens Languedoc-Roussillon

At 102m<sup>2</sup> with no wasted space this lovely home has three good sized bedrooms and two bathrooms giving ample space for family and friends. The kitchen is very spacious with a breakfast table to make the most of this lovely sunny room. For those who like larger open spaces the wall between the kitchen and dining area could easily be replaced with an island bench.

There is lots of natural light with double opening doors from both the living room and the kitchen leading out to the garden. The house is double glazed throughout and there is a wood burning stove and fitted electric radiators.

The house is set on a plot of 669m<sup>2</sup> and there is a lovely green outlook from all rooms in the house. There is a dining terrace outside the living area and a further dining area by the pool.

Laurens is a great village with all the necessary shops - 2 bakeries, a pharmacy, a restaurant, takeaway, bar, butcher's and several wineries.

Kitchen: 4.2m x 3.3m - 14m<sup>2</sup>

Living area: 4.1m x 6m - 24.6m<sup>2</sup>

Dining area: 5.3m x 1.9m - 9.9m<sup>2</sup>

Study: 2m x 2.7m - 5.5m<sup>2</sup> + a large storage cupboard

Bedroom 1: Double 3.1m x 4m - 12.7m<sup>2</sup>

Ensuite shower room: shower, washbasin, wc 1.4m x 1.3m - 1.9m<sup>2</sup>

Bedroom 2: Double 3.8m x 3.4m - 12.7m<sup>2</sup>

Bedroom 3: Double 2.7m x 4m - 11m<sup>2</sup> - could be ensuite (two-way) to the bathroom

Bathroom - bath, washbasin and separate wc area: 3m x 1.8m + .85m x 2m - 6.9m<sup>2</sup>

Outside

Swimming pool - 8m x 4m kidney shaped with large terraced area

Garage - 13.7m<sup>2</sup>

Agency commission included in the advertised price and payable by the sellers.

