

5 bedroom detached house for sale

Country House For Sale



Price: €314,000

Bedrooms: 5

Bathrooms: -

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Gabian Languedoc-Roussillon

Beautiful stone house of 177sqm on a very private plot of 2000m<sup>2</sup>. This is ideal for those wanting space and privacy yet an easy walk to Gabian's village bar/ restaurant and local shop and an easy drive to larger villages with all commodities.

With 4-5 bedrooms, 2 living areas and a huge covered verandah there is plenty of space for a large family. The bones are good, there is double glazing, air conditioning, wood stove, one bathroom renovated and the character features such as decorative cement tiles and wooden beams have been left in most rooms. Others elements that were renovated in the 70s will need updating! With a bit of imagination this could be a wonderful home with kitchen and living areas leading out to the covered verandah and in turn to the garden. With the addition of a pool and some tlc the garden will be magnificent with views from the top of the garden over the house to the hills and vines.

The ground floor currently has two bedrooms, a bathroom and wc, the living /dining room with double glass doors leading to the side entrance, the kitchen and large pantry.

On the first floor there are currently three bedrooms and another lounge. The bedroom that leads to the terrace could be turned into a kitchen to allow easy outdoor dining.

The covered veranda of 26m<sup>2</sup> has sliding glass doors that open to practically the full length (opening of around 6m).

The garden has mature trees offering plenty of shade and there is space for a pool. This land and the plot beside it have no further construction allowed so it will remain private and peaceful.

Whilst on the facade of the house is on a road, the life of the house all happens at the back, the private driveway with electric gate leads straight to the side of the house with level access to the first floor and down some stairs to the ground floor entrance.

Gabian has a primary school, bar / restaurant, pharmacy, small grocers and a couple of great wineries. It is 5 minutes from Roujan which has a large supermarket, petrol station, cash machine, cafes, bakeries, restaurants.

#### Ground floor

Entry 2.9 x 2.4m - 6.8m<sup>2</sup>

Pantry 3.5 x 2.9m - 10.4m<sup>2</sup>

Kitchen 3.4 x 3m - 9.9m<sup>2</sup>

Living / dining 9.3 x 3.8m - 35.6m<sup>2</sup>

hall 4.8m<sup>2</sup>

bedroom 4 3.6 x 4m - 14.4m<sup>2</sup>

Bedroom 5 3.1 x 3.4 - 10.6m<sup>2</sup> + alcove for wardrobe 1.4m<sup>2</sup>

Shower room 3.2 x 1.6m - 5.3m<sup>2</sup>

wc 1.9 x 1m - 1.9m<sup>2</sup>

#### First floor

bedroom 1 3.9 x 3.3m - 13m<sup>2</sup> + alcove for wardrobe 1.4m<sup>2</sup>

bedroom 2 3.5 x 4.63 - 16m<sup>2</sup>

hall 8.4m<sup>2</sup>

bathroom 1.6 x 3.5m - 5.6m<sup>2</sup>

lounge 3.5 x 3.9m - 13.8m<sup>2</sup>

bedroom 3 (future kitchen?) 4.1 x 3.9m - 16.1m<sup>2</sup>

Covered terrace 9.7 x 2.8m - 26.5m<sup>2</sup>

#### Street level

Garage 4 x 3.6m - 14.4m<sup>2</sup>

Storage 3.1 x 3.6m - 11.2m<sup>2</sup>