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4 bedroom detached house for sale

Country House For Sale



**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 140m<sup>2</sup> on a plot of 1810m<sup>2</sup> 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 = 45m<sup>2</sup>

Kitchen: 2.4 x 4.3m = 18m<sup>2</sup>

Bedroom 1: 4.1 x 4m = 16.5m<sup>2</sup>

Bedroom 2 (upstairs):  $3.4 \times 4.5\text{m} = 15.3\text{m}^2$

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

Bathroom:  $2.1 \times 2.7 = 5.7\text{m}^2$

Right of kitchen

Bedroom 3:  $3.4 \times 3.8 = 12.6\text{m}^2$

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:  $1.2\text{m}^2$

Front terrace  $34\text{m}^2$  of which  $15\text{m}^2$  is covered

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

Total plot size:  $1810\text{m}^2$

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

