

# Languedoc Property Finders

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17 avenue de Castelnaud

34120 Pézenas

Kerry LATCHFORD

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www.languedocpropertyfinders.com



## 3 BEDROOM HOUSE WITH WONDERFUL VIEWS AND GARDEN, WALK TO SHOPS

249,000 €

This 1980s house has been fully renovated to give a very comfortable and bright, easy care home with a wonderful garden and views. Set in a residential area overlooking the rooves of the village, it is tucked away and private yet in a very easy distance to the shops and restaurants of Roujan. It is perfectly ready to move into with nothing to do.

The ground floor is made up of a living room with views, the staircase with WC under and the kitchen with dining area and views!

The living area has two sets of double doors leading to the garden and a wood burning stove making it a lovely cosy space in winter. The kitchen also has direct access to the garden for outdoor dining.

Upstairs there are three double bedrooms and a bathroom with shower over bath, WC and wash basin. The master bedroom leads directly out onto a terrace with wonderful views from the bed or from the terrace.

The garden is terraced and landscaped and has a concreted area for an above ground pool or jacuzzi (again with wonderful views) and another access from the rear of the property. There are no overlooking neighbours over the pool area.

There is parking in front of the property with wrought iron gates.

There is the possibility of an extension, previously planning permission had been given for a 2-storey extension of 20m2, a 40m2 extension in total to create a 4 bedroom, 2 bathroom house with a large ground floor living area. A simpler option for a small extension would be to build in the current terrace with huge bay windows to take full advantage of the views. (But it is perfectly liveable as is!)

Living room 26m2  
 Kitchen / dining 24m2  
 WC 1.4m2  
 Covered terrace  
 Bedroom 11.3m2  
 Bedroom 9.8m2  
 Bedroom 9m2  
 Bathroom with shower and bath 5.7m2  
 Landing 2.3m2  
 Storage 2.4m2

Our company was established in 2006 with the aim of providing a professional approach to local Estate Agency. Our brief is simple. Listen to what the client is looking for and try to match as many of their criteria as possible. We won't waste your time taking you to see properties that we do not feel fit your requirements.

We are available to talk to you via phone or email and will always give you a straight and honest answer to any questions you might have. We are here to help you through the French purchase process and to make it as easy as possible for you to find and buy the right property.

Our fees are paid by the seller as a percentage of the selling price. There are no fees charged to the buyers. We also offer a property finding service. Please feel free to contact us to discuss this.

To start your journey of buying or selling your property contact us by phone or email to see how we can help you.

Areas Languedoc Property Finders - Guarantee fund SOCAP 120000 EUR - Corporate register 491650271 - Carte professionnelle 34012018000038308 - Non-

1 Garden (510 m<sup>2</sup>)

1 Living-room (26 m<sup>2</sup>)

1 Terrace (12 m<sup>2</sup>)

Services

Double glazing contractual information

Seller's fees - DPE 171 kWh/m<sup>2</sup>.year (D) - GES 5 kg éqCO<sub>2</sub>/m<sup>2</sup>.year (A)

Proximities

Information



### Details

<b>Reference</b>	ROUREI
<b>City</b>	Roujan
<b>Rooms</b>	4
<b>Levels</b>	2
<b>Condition</b>	Good condition
<b>DPE</b>	D
<b>GES</b>	A
<b>Area</b>	77 m <sup>2</sup>
<b>Availability</b>	Free
<b>Orientation</b>	East South
<b>View</b>	Panoramic Village Garden
<b>Built in</b>	1986
<b>Heating</b>	Electric Air-conditioning Individual
<b>Waste water</b>	Main drainage
<b>Hot water</b>	Individual Hot water tank

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