

549 000 €

Contact agency  
**OSEZ MON IMMOBILIER**

25 rue de Toulouse

11430 GRISSAN

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**For sale villa**

**5 rooms**

**Surface : 148 m²**

**Surface of the living : 50 m²**

**Surface of the land : 6950 m²**

**Year of construction : 1984**

**Exposition : Sud ouest**

**View : Dégagée**

**Inner condition : GOOD**

**External condition : exceptional**

**Features :**

POOL, fireplace, Bedroom on ground floor, double glazing, Laundry room, Automatic gate, CALM

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

5 parkings

1 cellar

Document non contractuel

03/05/2025 - Prix T.T.C



### Villa 11194 Pouzols-Minervois

In a magnificent park of 6950 M2 planted with olive trees, without vis-à-vis, this architect-designed single-storey villa will seduce you and offers you an environment of calm and serenity. Traditional 80s villa of 149 m2, well appointed, with a beautiful cathedral living room, fireplace and mezzanine that can be used as a sleeping or rest area, office. Separate kitchen. 4 bedrooms all overlooking the garden. Bathroom and shower room. Beautiful, comfortable veranda for a winter garden. Large garage. Cellar in the basement for wine cellar, storage. Beautiful spaces. 8X6 swimming pool with dome. The land around the house is very well landscaped with a view of the village and the beautiful listed village church. The plus: Possibility of dividing the land for building land of 4 plots with independent entrance while retaining more than 3000 m2 for the house. Ideal investor or builder. 25 minutes from Narbonne and 35 from the sea! Village with all amenities. 10 minutes from the Jouarres pond! To visit contact Guylaine Bertrand 06.03.11.71.94

Fees and charges :

549 000 € fees included

