

525 000 €

Contact agency

Doucet Immobilier

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For sale villa

10 rooms

Surface : 208 m²

Surface of the living : 65 m²

Surface of the land : 1021 m²

Year of construction : 1996

Exposition : Sud est

View : Jardin

Hot water : Electrique

Inner condition : a refresh

External condition : GOOD

Couverture : tiling

Features :

double glazing, POOL, fireplace, electric shutters, Automatic Watering, Automatic gate, air conditioning

8 bedroom

3 terraces

1 bathroom

3 show ers

5 WC

2 garage

5 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

02/07/2025 - Prix T.T.C



Villa 3289 Sauvian

Privileged location for this magnificent villa, partly on one level, nestled in the heart of a wooded and landscaped garden of more than 1,000 m², in a quiet residential area, close to all services and amenities. It is located in a typical Languedoc village and in an ideal location (3 km from the A9 motorway exit and 5 km from the beaches) Doucet Immo is pleased to present this beautiful F10 villa, built on one level above the ground floor, offering approximately 160 m² of living space for the main house, including 6 bedrooms, 4 of which are on the ground floor, and 1 master suite. A 55 m² annex completes the property, with two bedrooms, a cellar, and a storeroom. All on a plot of over 1,000 m², with a large 40 m² garage, a carport, and multiple parking spaces. It benefits from an excellent south-eastern exposure for its living areas – kitchen, living room, lounge (approximately 80 m²) – as well as for its master suite, its terraces and its swimming pool area. Outside, you will find a summer kitchen, a pétanque court and a covered terrace. Quality services, but some renovation work is required. A must see!

Fees and charges :

525 000 € fees included

