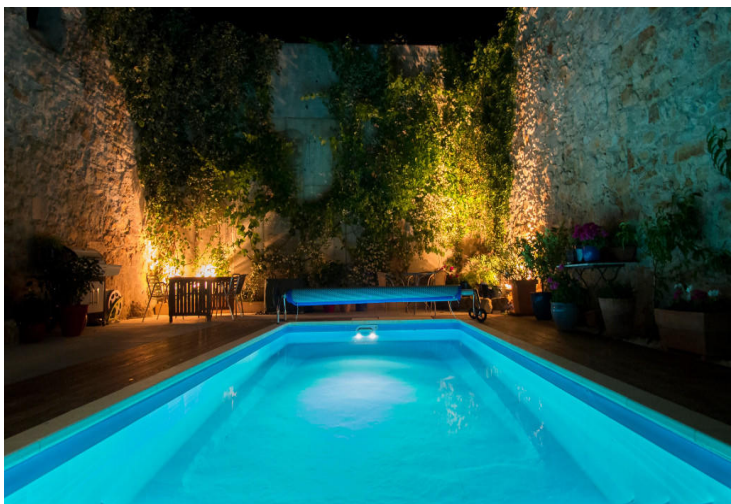


4 bedroom house for sale

Country House For Sale



Price: €360,000

Bedrooms: 1

Bathrooms: 0.5

M2 Living: -

M2 Plot: -

M2 Terrace: -

Address: Gabian Languedoc-Roussillon

This beautifully renovated 3-4 bedroom village house of 175m<sup>2</sup> with terrace, courtyard and pool is perfect as a family home and would also be ideal as a Chambre d'hôte or gîte rental.

The house consists of three large en-suite bedrooms, a large living room, dining room (or fourth bedroom), bathroom and fabulous kitchen leading to the dining terrace with stairs down to the pool.

On the ground floor there is a garage with wood storage plus a space with laundry / small kitchen which could be converted into an independent apartment. This leads through glass doors to the pool courtyard with its 6 x 3 meter salt water pool.

The renovation of this house dating back to 1837 is a beautiful blend of high-end modern materials and finishes ? travertine floor tiles, wooden double-glazed windows, a wood burning stove made of soapstone - matched with exposed stone walls, wooden beams and some original decorative floor tiles.

There is double glazing throughout, a very efficient wood burning stove in the salon and electric radiators or radiator points.

The pool courtyard is around 120m<sup>2</sup> and has lovely exposed stone walls on either side.

Ground floor

Entry hall 3.2m<sup>2</sup>

Garage 6.3m x 5.8m ? 36.5m<sup>2</sup>

Storage area including a laundry and wine cellar 7.5 x 5.8m ? 43.5m<sup>2</sup>

This area could become an independent apartment, there is already plumbing and a small kitchen in the laundry.

#### First floor

Landing 2.5 x 3.3m ? 8.3m<sup>2</sup>

Bathroom with bath, WC and basin 2.1 x 2.4m ? 5m<sup>2</sup>

Salon 4.5 x 7.9m ? 35.7m<sup>2</sup> with wood burning stove

Kitchen 4.5 x 4.5m ? 20m<sup>2</sup>

Dining room 3.6 x 4.7m ? 16.7m<sup>2</sup>

Terrace 2.5 x 8.3m ? 20m<sup>2</sup>

#### Second floor

Bedroom 1 with dressing room and ensuite shower room 4.4 x 7.8m<sup>2</sup> ? 34m<sup>2</sup>

Bedroom 2 with ensuite shower and WC, washbasin in the bedroom 3.4 x 5.6m ? 19m<sup>2</sup>

Bedroom 3 with ensuite shower room with WC and washbasin, double wardrobe 4.3 x 5.6m ? 24m<sup>2</sup>

Gabian is a popular village just 5 minutes from Roujan with a cafe/restaurant, small grocers, a pharmacy and a great new bakery. There is a primary school and school buses run to Roujan to the secondary school. Roujan has a large supermarket, petrol station, bakeries, butchers and a couple of restaurants and cafes. 15 minutes further on is historic Pezenas with its wine bars, cafes, shops and galleries.

DPE A/A

Taxe Fonciere 1254€

