

375 000 €

**Contact agency**

**Caroline Bleuze Immobilier**

11 Cours de la république

11200 Lezignan Corbieres

04 68 27 03 03 / contact@cbleuze-  
immobilier.com

**For sale contemporary villa**

**6 rooms**

**Surface : 177 m<sup>2</sup>**

**Surface of the living : 47 m<sup>2</sup>**

**Surface of the land : 2000 m<sup>2</sup>**

**Year of construction : 2003**

**Exposition : Est ouest**

**View : 180 degres**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

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

5 bedroom

2 terraces

1 bathroom

2 showers

2 WC

10 parkings

1 cellar

Document non contractuel



## Contemporary villa 1335 Ferrals-les-Corbieres

For sale – Exceptional villa dating from 2003, 177 m<sup>2</sup> with swimming pool and panoramic view Located just minutes from Lézignan, shops and motorway access, in an enchanting and unspoiled setting, this magnificent 177 m<sup>2</sup> villa built on a basement offers generous volumes and incomparable living comfort. From the entrance, you will be seduced by the brightness and the intelligent layout of the spaces. It consists of a vast living room of over 45 m<sup>2</sup>, bathed in light thanks to its large openings to the exterior, offering direct access to a huge terrace with a breathtaking view of the surrounding landscapes. The living space is completed by a fitted open-plan kitchen, friendly and functional, perfect for lovers of shared moments. For sleeping accommodations, the villa offers five bedrooms, one with its own bathroom and two others to share, and a setting conducive to relaxation. The house's ideal layout allows it to accommodate a large family or offer separate spaces to entertain friends and family in complete privacy. The exterior reflects the image of this property: a 2000 m<sup>2</sup> plot of land planted with trees, carefully maintained, where a superb swimming pool sits, perfect for enjoying beautiful sunny days in a peaceful and green setting. Nestled in a peaceful setting, this house is a true haven of peace, offering tranquility and serenity to its future owners. Lovers of nature and wide open spaces will love this magical and incredibly relaxing place. No work is required: it's just waiting for you!

