

3 bedroom village house for sale**Country House For Sale****3 bedroom village house for sale****Price:** €120,000**Bedrooms:** 3**Bathrooms:** -**M2 Living:** -**M2 Plot:** -**M2 Terrace:** -**Address:** St-Thibéry Languedoc-Roussillon

A well presented 3 storey, 3 bedroom village house of approx 106m in the centre of this popular and well served village between Pezenas and the coast. With very easy access to the A9 motorway and two international airports within a 30 min drive this village house works very well as a holiday home but is also big enough to accommodate year round living.

Ground Floor -

Reception / Dining Room / Kitchen: 34m This large open plan room has plenty of space, even if you are a large family.

Utility Room: With space and plumbing for washing machine.

Cloakroom: WC, wash hand basin.

First Floor -

Bedroom 1: 18m A large double bedroom with high ceilings and a large walk in cupboard of approx 3m.

Bedroom 2: 7m A double bedroom with walk in wardrobe area measuring almost 3m

Bathroom: 5.5m With bathtub, WC and wash basin.

Second Floor -

Bedroom 3 / Reception Room: 25m A large room that can be used as either a bedroom or as an additional living room. With Sliding glass doors leading out to a Terrace (Loggia).

Cloakroom: With WC and wash hand basin.

Terrace / Loggia: 5m x 2.7m South facing. A Loggia is effectively a terrace with a roof. Imagine a room where one entire wall is open from about waist height up to the roof line. That is a loggia. A nice way of getting some fresh air while at the same time being protected from the scorching summer heat and indeed the odd rain shower.

