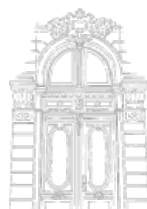


# PONCET & PONCET

*L'Immobilier d'Exception*  
FRANCE

LOZERE, VILLA WITH A VIEW



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*L'Immobilier d'Exception*

FRANCE

## LOZERE, VILLA WITH A VIEW

A charming villa with an indoor pool and sauna in Lozère.

Situated in a charming, well-known village in Lozère, the villa enjoys a peaceful, natural setting whilst remaining easily accessible.

The property is just 10 minutes from the motorway exit, offering the perfect balance between tranquillity and convenience.

This house enjoys an elevated position offering superb panoramic views of the surrounding countryside.

The Aubrac plateau and the Gorges du Tarn are just 20 minutes away, further enhancing the appeal of this prime location.

The villa is spread over two floors and sits on a 1,500 m<sup>2</sup> enclosed plot.

The villa comprises a fully equipped kitchen, a utility room, a cosy living room with a wood-burning insert and a welcoming dining room.

It also features four bedrooms and three bathrooms.

Outside, a furnished covered terrace allows you to make the most of sunny days. The wellness area features a heated indoor swimming pool with hydrotherapy and a counter-current swimming system, as well as a sauna.

Finally, a private car park provides space for up to three vehicles.

Ground floor:

- 1 bedroom (12 m<sup>2</sup>)
- 1 bedroom (21 m<sup>2</sup>)
- 1 bathroom with bath and WC.
- 1 bathroom with shower, bath and WC.

First floor:

- 1 bedroom (14 m<sup>2</sup>)
- 1 double bedroom (17 m<sup>2</sup>)
- 1 shower room and WC
- Mezzanine converted into a library, ideal as a reading or relaxation area converted into a library,

In the basement: garage, workshop and boiler room.

A prime location in the heart of the countryside

Contact Benjamin TELLE: +33 6 85 93 94 60

Prix : 399 000 € FAI

Réf. 2134 PP.

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