



## House 5 bedroom(s) for sale

## اطلاعات مشاور املاک

Patrick Gibbins	نام:
Artaxa Immo Sarl	نام شرکت:
France	کشور:
2008	Experience since:
Selling a Property	نوع خدمات:
	Specialties:
Apartments, Houses	Property Type:
	تلفن ثابت:
French	Languages:
	وب سایت:



## توضیحات آگهی

فروش  
EUR 620,000آگهی برای:  
قیمت:

## اطلاعات مکانی

France  
Occitanie  
Aniane  
34150  
2024/04/08کشور:  
استان:  
شهر:  
کد پستی:  
تاریخ آگهی:  
توضیحات:

\*Rare! Large house and grounds near Montpellier.

\*For sale in the center of Aniane near Montpellier you will find this lovely property set in magnificent grounds of 6891m2 with two ponds. The house is situated in a very quiet location yet only 2 minute walk from the shops and amenities. The traditionally-built house has 200m2 of living space and comprises a lounge/dining room, kitchen, 5 bedrooms, workshop, office, two shower rooms and three garages. This is a great opportunity for a B+B, hotel, camping site or simply a home. Dont miss out, visit today!!

The house is set in a large garden of nearly 7000m2, it has panoramic views and 2 ponds. You can put a pool. There are 3 garages 2 integral and one separate at 30m2 so this could be converted if not required.

You are also allowed to build an additional 30% onto the house - 60m2. The gardens are planted with plants and trees typical to the region. Terraces on the ground and first floors.

The house itself is mainly on the ground floor, with 4 bedrooms and a bathroom, kitchen pantry, dining room and living room. There is access to the 2 garages, a work room and a boiler room. The work room has a window so could be a 6th bedroom.

On the first floor there is a bedroom, an office and shower room and wc. Amazing panoramic views. There is a covered terrace at the front accessed by the rooms of 10m2 overlooking the gardens to the front.

Double glazing, chimney, oil heating and air con. The house needs to be updated but you could create a gem! Visit today!



# IMLIX

بازار املاک و مستغلات IMLIX  
<https://www.imlix.com/fa/>

Legal Mentions (in French) : Honoraires a la charge du vendeur.  
Les informations sur les risques auxquels ce bien est expose sont disponibles sur le site Georisques :  
[www.georisques.gouv.fr](http://www.georisques.gouv.fr) .

ساخته: 1971

## اطلاعات عمومی

5 اتاق خواب:  
2 اتاق خواب:  
2 1/2 baths:  
195 متر فوت مربع تمام شده:  
6981 متر زیر بنا:

## Room details

9 Total rooms:

## Utility details

بله Heating:

## Building details

3 Number of Off Road Parking:

## Lease terms

Date Available:

## Contact information

IX5.610.857 IMLIX ID:

