



Imposing Detached Villa with Lovely Garden



Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Experience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 373,331.25

Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Saint-Andre-de-Sangonis
Indicatif régional:	34725
Soumis:	03/11/2025

Description:

A great location in a village with all amenities within walking distance of Saint-Andre-de-Sangonis, pleasant traditional villa of approx. 140 m2 of living space on 779 m2 of enclosed land, 80 m2 underground garage.

MAIN HOUSE: approx. 107 m2 of living space: living room, separate kitchen, 2 large bedrooms, shower room & WC. (possibility of transforming the kitchen into a 3rd bedroom). F2 approx. 33 m2 in the basement, ideal for entertaining family or friends.

Brick construction.

For comfort: underfloor heating by heat pump, air-conditioned living room and kitchen.

Water from the Gignac canal for the garden. What more could you ask for?

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply



Make an Enquiry and we will respond.

The department of Hérault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrénées-Orientales, Ariège, Tarn and Aude departments.

Widely regarded as possibly the most dynamic department in Languedoc Roussillon with Montpellier as its capital and the popular seaside resorts of Sète and Grande Motte bringing in millions of tourists every summer, the Hérault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Hérault is as beautiful and unspoiled as it has always been. The Hérault countryside is glorious, driving away from the coast into the foothills of the Black Mountains you can get lost in an ocean of vines.

Villages in the department of Hérault are incredibly pretty. Roquebrun is stunning, with its bridge and old water mill on the river Orb. St Guilhem-le-Desert is also beautiful - and one of Languedoc's top tourist spots.

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodeve are both popular towns - Pezenas used to be the region's capital and is becoming quite chic.

In short - the department combines beautiful countryside with the buzz and glamour of a major city (Montpellier).

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We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

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Commun



Chambres:	3
Salle de bains:	1
Dimesions du lot:	779 m ²

Utility details

Heating:	Oui
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX7.787.860
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