

# Charming Detached House With 5 Bedrooms And Garage On A 3850 M2 Landscaped Park With Lovely Open Views.



## Ügynök információ

Név:	Freddy Rueda
Cégnév:	Freddy Rueda Sarl
Ország:	France
Experience since:	
Szolgáltatás típusa:	Vásárlás vagy eladás
Specialties:	
Property Type:	Apartments, Houses
Telefon:	+33 (467) 363-428
Languages:	English, French
Weboldal:	<a href="https://realestateoccitani e.com">https://realestateoccitani e.com</a>

## Hirdetés részletei

Ingatlan:	Eladó
Ár:	USD 583,709.12

## Elhelyezkedés

Ország:	France
Állam/Régió/Tartomány:	Occitanie
Város:	Lodève
Irányítószám:	34700
Feladta:	2025. 10. 27.
Leírás:	

A vibrant town with all amenities, located just 10 minutes from the magnificent Lac du Salagou, 30 minutes from the exceptional heritage site of Saint-Guilhem-le-Desert and only 40 minutes from Montpellier!

Charming detached house of traditional construction (built in the 1980s, requiring some modernisation only), offering a living space of 132 m<sup>2</sup>. It comprises a living room, a separate kitchen, 5 bedrooms and a shower room. Additionally, there is a spacious basement of approximately 100 m<sup>2</sup> including a garage. All set within a magnificent 3850 m<sup>2</sup> landscaped and wooded park, wonderfully natural and authentic, featuring dry-stone walls and a delightful period stone outbuilding. Ideally nestled on the heights of a peaceful and pleasant village, offering lovely open views of the surrounding countryside.

Basement = About 100m<sup>2</sup> with garage + WC.

Ground = Entrance hall of 4.40 m<sup>2</sup> with large fitted cupboards + living room of 30.94 m<sup>2</sup> with fireplace

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and french doors opening onto the terrace + hallway of 4.38 m<sup>2</sup> with cupboard + kitchen of 13.39 m<sup>2</sup> (worktop, dishwasher, cooker, sink, extractor hood, cupboard) with french door to terrace + shower room of 5.23 m<sup>2</sup> (italian walk-in shower, washbasin, cupboard, bidet) + corridor of 7 m<sup>2</sup> + bedroom of 13.73 m<sup>2</sup> (fitted wardrobe) + WC of 1.33 m<sup>2</sup> + study or bedroom of 9.82 m<sup>2</sup> + bedroom of 12 m<sup>2</sup> (fitted wardrobe) + bedroom of 11.13 m<sup>2</sup> (fitted wardrobe) + hall of 6m<sup>2</sup> with large cupboards + bedroom of 12.32 m<sup>2</sup> (cupboards).

Exterior = A delightful, green, and wooded park of 3850 m<sup>2</sup> featuring 25 olive trees, oaks, pines, laurels, :, offering the possibility to install a swimming pool + the garden enjoys great privacy, a natural ambiance and beautiful surrounding views + a terrace of about 25m<sup>2</sup> in front of the house + stone outbuilding of about 10 m<sup>2</sup> on 2 levels (to renovate).

Sundry = Traditional 1980s construction + structurally sound and well maintained, yet in need of updating + great potential for customization + wooden double glazing + wooden shutters + mosquito screens + mains drainage + fireplace + reversible central heating with heat pump + roof in good condition + tiled and wooden flooring + estimated amount of annual energy consumption for standard use: between 1710 Euros and 2380 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 2551 Euros.

Price = 496.800 Euros (A property with great potential, set within a beautiful park, peacefully nestled on the heights!)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques. gouv. fr

Property Id : 76263

Property Size: 132 m<sup>2</sup>

Property Lot Size: 3,850 m<sup>2</sup>

Bedrooms: 5

Bathrooms: 1

Reference: CS496800E

## Other Features

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

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Állapot: Good

**Gyakori**

Hálószobák: 5  
Fürdőszobák: 1  
Kész négyzetméter: 132 nm  
Telekméret: 3850 nm

**Utility details**

Heating: Yes

**Building details**

Outdoor Amenities: Pool

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: IX7.787.755

