



## 7 room, 165m2 House for sale in Lodeve - 329 000 € \*



### Agent Info

Naam:	Patrick Gibbins
Bedrijfsnaam:	Artaxa Immo Sarl
Mistlampen:	France
Experience since:	2008
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Telefoon:	
Languages:	French
Website:	

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 384,452.52

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Lodève
Postcode:	34700
Geplaatst:	30-07-2025
Omschrijving:	

A beautiful villa located on the heights of Lodeve, just 40 minutes from Montpellier. This property, approximately 165 m2 in size, is situated in a peaceful neighborhood, offering an ideal living environment. Property Features:

Living Area: 165 m2

Plot Size: 850 m2

Ground Floor:

A welcoming entrance hall

A spacious 30 m2 living and dining room with a stone fireplace, creating a cozy atmosphere

A semi-equipped kitchen of 15 m2

Four comfortable bedrooms (three of 12 m2 and one of 16 m2)



A modern bathroom

A separate toilet

A 25 m2 garage with a 15 m2 mezzanine, offering additional storage space

An adjoining 6 m2 room, ideal for a wine cellar or storage area

Upper Floor:

Two large, recently renovated attic bedrooms (20 m2 and 27 m2) with panoramic views over Lodeve

A small bathroom with shower and toilet

Exterior:

A swimming pool with a sliding cover, allowing you to extend the swimming season from spring to autumn. In summer, the cover can be fully retracted to enjoy the sun.

A barbecue area perfect for entertaining friends

A large pergola shaded by a dense Virginia creeper, ideal for outdoor dining

An ornamental pond with water lilies and goldfish, adding a serene touch to the garden

Additional Information:

Recent PVC double-glazed windows with roller shutters

New electric heating system

Roof in excellent condition, recently inspected

Sound and sturdy framework

This villa is in perfect condition, ready for you to move in with no renovations needed. A true opportunity to enjoy an exceptional lifestyle near Montpellier. Simply unpack your belongings and enjoy the tranquility of Lodeve's heights.

Information on the risks to which this property is exposed is available on the website Georisques

Our Fee Schedule

\* Agency fee : Agency fee included in the price and paid by seller.

(2) Monthly payment from. A credit commits you and must be repaid. Check your borrowing abilities



before you commit.

Conditie: Excellent

## Algemeen

Slaapkamers: 6  
Afgewerkte vierkante meter: 165 m<sup>2</sup>  
Lot Afmeting: 865 m<sup>2</sup>

## Room details

Total rooms: 7

## Utility details

Heating: Ja

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.374.070

