



Imposing Detached Villa with Lovely Garden



Agent Info

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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 375,440.75

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Saint-Andre-de-Sangonis
Postcode:	34725
Geplaatst:	03-11-2025
Omschrijving:	

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 Herault is in the Languedoc-Roussillon region located in the south of France. It is surrounded by the Pyrenees-Orientales, Ariege, 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 Sete and Grande Motte bringing in millions of tourists every summer, the Herault department is certainly busy and growing.

But despite all the activity along the coast, the interior of Herault is as beautiful and unspoiled as it has always been. The Herault 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 Herault 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.

Herault 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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Algemeen

Slaapkamers:	3
Badkamers:	1



Lot Afmeting: 779 m²

Utility details

Heating: Ja

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.787.860

