



## 6 room, 163m2 House for sale in Aniane - 490 000 € \*



### 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 575,009.17

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Occitanie
Plaats:	Aniane
Postcode:	34150
Geplaatst:	20-04-2026
Omschrijving:	Charming House 163 m2 - Large Plot 2652 m2 - Aniane

This house of 163 m2 living space offers a privileged living environment, located in the heart of the Herault valley in a sought-after area near Saint Guilhem le Desert and the Devil's Bridge, classified as a Grand Site de France renowned for its river, swimming, and kayaking trails.

The advantages of the house

Spacious living room bathed in light, with a wood stove and a superb unobstructed view of nature

Modern custom-made kitchen, functional and elegant

4 bedrooms, including 2 on the ground floor

2 shower rooms

2 separate toilets



Ecological and natural materials: wooden parquet, exposed beams, wood frame extension

House entirely renovated with an extension completed in 2014

Two independent entrances on the ground floor and first floor (rental potential)

An exceptional exterior

On a landscaped plot of over 2600 m<sup>2</sup>, you enjoy rare spaces:

Summer kitchen, ideal for entertaining

Spa with counter-current swimming

Jacuzzi

Several terraces for every moment of the day

Fruit trees

Outdoor space allowing parking for several vehicles

Two gates and two distinct accesses

Unobstructed view of nature, without overlooking

Comfort & Equipment

Photovoltaic panels (approx. €3000/year return)

Electric charging station

Double-flow ventilation system

Central vacuum system

Reversible air conditioning

Radiant heating with inertia

Wood stove

Central heating with oil, with the possibility of adapting a heat pump

Energy performance certificate classified B, ensuring excellent energy performance



Sought-after location

Aniane, a very dynamic village with shops, schools, healthcare services, etc.

Just minutes from Saint-Guilhem-le-Desert (swimming, kayaking, Herault gorges)

5 minutes from Gignac, a town with a middle school, high school, highway access, health center, and multimodal exchange hub

25 minutes from Montpellier

To remember

A bright, comfortable house, perfectly maintained, built with ecological materials, offering large indoor and outdoor spaces in a privileged natural setting.

A rare property in the area.

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.

### **Algemeen**

Slaapkamers:	4
Afgewerkte vierkante meter:	163 m <sup>2</sup>
Lot Afmeting:	2652 m <sup>2</sup>

### **Room details**

Total rooms:	6
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### **Utility details**

Heating:	Ja
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX8.389.187
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IMLIX

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