



## listing



### Agent Info

Name:	ArKadia
Company Name:	
Country:	United Kingdom
Phone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Listing details

Property for:	Sale
Price:	USD 1,717,614.31

### Location

Country:	France
State/Region/Province:	Occitanie
City:	Montpellier
ZIP code:	34000
Posted:	Jan 03, 2024

### Description:

Rare product 30 minutes from Montpellier, come and discover this tourist property composed of a 19th century farmhouse and an extension, representing 12 rented accommodations and a reception room, built around a patio.

These 950 m2 of living space are divided between a house of more than 100 m2 in old stons renovated with its private garden and its garage.

In addition 12 apartments (from studios to T3) articulated around a central patio.

A large reception room and a relaxation area.

The incredible environment in the Mediterranean nature and the view of the Pic St Loup make it a place full of charm and poetry that invites us to rest and contemplation.

The common areas include a fully renovated and secure 14m x 7m swimming pool, a large free parking space, and other technical and sanitary annexes.

The whole on a park of more than 5000 m2. Several projects are possible here:

- Simple classic rental investment representing 5 percent profitability (furnished rental in place),
- Tourist exploitation that can represent up to 15 percent profitability in the year,



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- Gite with independent main residence,
  - Possible annex for events...

Highly sought after area in the heart of the Pic St Loup environment near Montpellier.

For more information, do not hesitate to contact us.

## Common

Bedrooms:	16
Bathrooms:	13
Finished sq. ft.:	950 sq m
Lot Size:	5398 sq m

## Room details

Total rooms:	40
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## Building details

Number of Garages:	1
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## Lease terms

Date Available:

## Additional information

Website URL:	<a href="http://www.arkadia.com/SEQD-T20216/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/SEQD-T20216/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	hh-15158701
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