



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



Информация об агенте

Название:	Freddy Rueda
Название компании:	Freddy Rueda Sarl
Страна:	Франция
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	+33 (467) 363-428
Languages:	English, French
Веб-сайт:	https://realestateoccitane.com

Детали объявления

Недвижимость:	На продажу
Цена:	USD 583,709.12

Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Лодев
Почтовый индекс:	34700
Добавлено:	27.10.2025
Описание:	

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 m2. It comprises a living room, a separate kitchen, 5 bedrooms and a shower room. Additionally, there is a spacious basement of approximately 100 m2 including a garage. All set within a magnificent 3850 m2 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 100m2 with garage + WC.

Ground = Entrance hall of 4.40 m2 with large fitted cupboards + living room of 30.94 m2 with fireplace



and french doors opening onto the terrace + hallway of 4.38 m2 with cupboard + kitchen of 13.39 m2 (worktop, dishwasher, cooker, sink, extractor hood, cupboard) with french door to terrace + shower room of 5.23 m2 (italian walk-in shower, washbasin, cupboard, bidet) + corridor of 7 m2 + bedroom of 13.73 m2 (fitted wardrobe) + WC of 1.33 m2 + study or bedroom of 9.82 m2 + bedroom of 12 m2 (fitted wardrobe) + bedroom of 11.13 m2 (fitted wardrobe) + hall of 6m2 with large cupboards + bedroom of 12.32 m2 (cupboards).

Exterior = A delightful, green, and wooded park of 3850 m2 featuring 25 olive trees, oaks, pines, laurels, etc., offering the possibility to install a swimming pool + the garden enjoys great privacy, a natural ambiance and beautiful surrounding views + a terrace of about 25m2 in front of the house + stone outbuilding of about 10 m2 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 Georisks website: georisks.gouv.fr

Property Id : 76263

Property Size: 132 m2

Property Lot Size: 3,850 m2

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



Состояние: Good

Общие

Спальни: 5
Ванные комнаты: 1
Готовые кв.м.: 132 кв м
Площадь участка: 3850 кв м

Utility details

Heating: да

Building details

Outdoor Amenities: Pool

Lease terms

Date Available:

Contact information

IMLIX ID: IX7.787.755

