



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



Информация об агенте

Название:	Patrick Gibbins
Название компании:	Artaxa Immo Sarl
Страна:	Франция
Experience since:	2008
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Телефон:	
Languages:	French
Веб-сайт:	

Детали объявления

Недвижимость:	На продажу
Цена:	USD 575,009.17

Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Aniane
Почтовый индекс:	34150
Добавлено:	20.04.2026
Описание:	

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 m², 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.

Общие

Спальни:	4
Готовые кв.м.:	163 кв м
Площадь участка:	2652 кв м

Room details

Total rooms:	6
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Utility details

Heating:	да
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Lease terms

Date Available:

Contact information

IMLIX ID:	IX8.389.187
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