



# IMLIX

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## Habitable Village House to Renovate Further

### معلومات الوكيل

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Cle France Ltd	اسم الشركة:
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### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 142,000

موقع: بلد: France  
الدولة / المنطقة / المحافظة: Occitanie  
مدينة: Montagnac  
الرمز البريدي: 34530  
نشر: 17/12/2024  
وصف:

In a Montagnac authentic village, 7km from Pezenas and 12km from Meze, village house to renovate in a quiet street.

Surface area on the 2 levels 105 m2 plus open terrace of 25m2 and 2 cellars (including 1 wine cellar) and 1 storeroom.

- Ground floor: large entrance, living room, toilet, kitchen, cellars and pantry.

- Upstairs: 3 bedrooms, 1 bathroom, 1 toilet.

1 open-air terrace.

Lots of potential.

-Some work has already been carried out (roof, insulation in the attic, framework and gutters, double glazed windows in the bedrooms).

Village with essential shops, on the road to the Etang de Thau.



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

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

Hérault is also a favourite of Brits looking to move to the area. Pezenas and Lodève 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).

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

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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3 :غرف نوم:  
1 :الحمامات:  
25 م :حجم كبير:

### Lease terms

Date Available:

### Contact information

IX6.509.578

IMLIX ID:

