



## House 6 bedroom(s) for sale



### Agenten-Info

Name:	Patrick Gibbins
Name der Firma:	Artaxa Immo Sarl
Land:	Frankreich
Erfahrung seit:	2008
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	
Sprachen:	French
Webseite:	

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 329,000

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Lodève
Postleitzahl:	34700
Veröffentlicht:	07.10.2024

#### Beschreibung:

Charming Detached Villa with Stunning Views over Lodeve - Near Montpellier

For sale: a beautiful villa located on the heights of Lodeve, just 40 minutes from Montpellier. This property, approximately 165 m<sup>2</sup> in size, is situated in a peaceful neighborhood, offering an ideal living environment. Property Features:

Living Area: 165 m<sup>2</sup>

Plot Size: 850 m<sup>2</sup>

#### Ground Floor:

A welcoming entrance hall

A spacious 30 m<sup>2</sup> living and dining room with a stone fireplace, creating a cozy atmosphere

A semi-equipped kitchen of 15 m<sup>2</sup>

Four comfortable bedrooms (three of 12 m<sup>2</sup> and one of 16 m<sup>2</sup>)

A modern bathroom

A separate toilet

A 25 m<sup>2</sup> garage with a 15 m<sup>2</sup> mezzanine, offering additional storage space

An adjoining 6 m<sup>2</sup> room, ideal for a wine cellar or storage area

#### Upper Floor:



Two large, recently renovated attic bedrooms (20 m<sup>2</sup> and 27 m<sup>2</sup>) with panoramic views over Lodeve  
A small bathroom with shower and toilet

Exterior:

Garden:  
A swimming pool with a sliding cover, allowing you to extend the swimming season from spring to autumn. In summer, the cover can be fully retracted to enjoy the sun.

A barbecue area perfect for entertaining friends

A large pergola shaded by a dense Virginia creeper, ideal for outdoor dining

An ornamental pond with water lilies and goldfish, adding a serene touch to the garden

Additional Information:

Recent PVC double-glazed windows with roller shutters

New electric heating system

Roof in excellent condition, recently inspected

Sound and sturdy framework

This villa is in perfect condition, ready for you to move in with no renovations needed. A true opportunity to enjoy an exceptional lifestyle near Montpellier. Simply unpack your belongings and enjoy the tranquility of Lodeve's heights.

Legal Mentions (in French) : Honoraires a la charge du vendeur.

Les informations sur les risques auxquels ce bien est expose sont disponibles sur le site Georisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) .

Zustand: Ausgezeichnet  
Gebaut: 1960

## Allgemein

Schlafzimmer: 6  
Badezimmer: 2  
1/2 Badezimmer: 2  
Fertige m<sup>2</sup>: 165 m<sup>2</sup>  
Grundstücksgröße: 865 m<sup>2</sup>

## Zimmerdetails

Zimmer insgesamt: 7

## Versorgungsdetails

Heizung: Ja

## Gebäudedetails

Anzahl der Parkplätze abseits der Straße: 2  
Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:



IMLIX

IMLIX Immobilienmarkt  
<https://www.imlix.com/de/>

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**Kontaktinformation**

IMLIX ID:

IX6.160.297

