



## House 6 bedroom(s) for sale



### Information de l'agent

Nom:	Patrick Gibbins
Nom de compagnie:	Artaxa Immo Sarl
Pays:	France
Expérience since:	2008
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	
Languages:	French
Site web:	

### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 329,000

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Lodève
Indicatif régional:	34700
Soumis:	07/10/2024

#### Description:

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 m2 in size, is situated in a peaceful neighborhood, offering an ideal living environment. Property Features:

Living Area: 165 m2

Plot Size: 850 m2

#### Ground Floor:

A welcoming entrance hall

A spacious 30 m2 living and dining room with a stone fireplace, creating a cozy atmosphere

A semi-equipped kitchen of 15 m2

Four comfortable bedrooms (three of 12 m2 and one of 16 m2)

A modern bathroom

A separate toilet

A 25 m2 garage with a 15 m2 mezzanine, offering additional storage space

An adjoining 6 m2 room, ideal for a wine cellar or storage area

#### Upper Floor:



Two large, recently renovated attic bedrooms (20 m2 and 27 m2) 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) .

Condition: Excellent  
Année: 1960

## Commun

Chambres: 6  
Salle de bains: 2  
1/2 baths: 2  
Pied carré fini: 165 m<sup>2</sup>  
Dimensions du lot: 865 m<sup>2</sup>

## Room details

Total rooms: 7

## Utility details

Heating: Oui

## Building details

Number of Off Road Parking: 2  
Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information



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Marché immobilier IMLIX  
<https://www.imlix.com/fr/>

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