



## Habitable Village House to Renovate Further



### Information de l'agent

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Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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### Détails de l'annonce

Propriété à:	Vendre
Prix:	EUR 142,000

#### Location

Pays:	France
État/Région/Province:	Occitanie
Ville:	Montagnac
Indicatif régional:	34530
Soumis:	17/12/2024

#### Description:

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 Pyrénées-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 Lodeve 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).

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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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## Commun

Chambres: 3  
Salle de bains: 1  
Dimensions du lot: 25 m<sup>2</sup>

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.509.578

