



## Country House With Conservatory, Terrace and Garden with View



### Informações do Revendedor

Name:	David Evans
Nome da Empresa:	Cle France Ltd
País:	Reino Unido
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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### Detalhes do anúncio

Imóveis para:	Venda
Preço:	EUR 231,000

### Localização

Country:	França
State/Region/Province:	Occitanie
Cidade:	Lunas
CEP:	34650
Adicionado:	25/11/2024

#### Informação adicional:

Pleasant country house (3 faces) with 100 m2 of living space offering 3 bedrooms (one master suite), 2 bathrooms, a lounge, a kitchen, a large veranda, a small terrace with barbecue and several cellars. There is also a 539 m2 garden to the back of the house with superb views and a private parking space at the front. In a quiet location, just 2 kms from the village.

- Location: Hamlet located at 2 minutes from a village with all amenities, 15 minutes from the Avene lake and 40 minutes from Clermont l'Herault.

- Basement: Several cellars of approx. 25 m2 in total (right of way under porch).

- Ground floor: Entrance onto 12 m2 veranda with lovely views, 9.13 m2 kitchen (wall and base units, dishwasher, electric oven, sink, electric hob, extractor hood, small fridge, freezer), hall of 3.43 m2, bathroom of 4 m2 (bath, washbasin, WC), lounge of 14.92 m2 with insert fireplace (access to terrace), bedroom of 11.61 m2 with cupboard and lovely views.

- 1st floor: Wooden staircase leading to a 7 m2 hall (office or other), 8.74 m2 bedroom with lovely views,



master suite of 28.20 m<sup>2</sup> with a 16 m<sup>2</sup> bedroom and en-suite shower room of 12. 20 m<sup>2</sup> (shower, vanity unit, WC, heated towel rail).

- Outside: A small terrace at the front of the house of approx. 5 m<sup>2</sup> with barbecue, a garden at the back of the house of 539 m<sup>2</sup> with superb views, a parking space to the front.

- Miscellaneous: Double glazing (partly), mosquito net, oil central heating, insert fireplace, on main sewage.

- Charming.

The prices are inclusive of agents fees (paid by the vendors).

The notaire's fees have to be paid on top at the actual official rate.

#### Other Features

Property Size: 100 m<sup>2</sup>

Property Lot Size: 659 m<sup>2</sup>

Bedrooms: 3

Bathrooms: 2

Immediately Habitable

Latest properties

Outside space

Private parking/Garage

Rental Potential

Terrace

With Land/Garden

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).

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.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

### **Comum**

Quartos de dormir:	3
Banheiro:	2
Tamanho do lote:	659 m <sup>2</sup>

### **Utility details**

Heating:	Sim
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### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID:	IX6.414.313
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