



Stone-Walled Gated Domaine With Main House And 4 Gites On A 2768 M2 Plot With Pool.



Информация об агенте

Название:	Freddy Rueda
Название компании:	Freddy Rueda Sarl
Страна:	Франция
Experience since:	
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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Детали объявления

Недвижимость:	На продажу
Цена:	USD 1,104,709.43

Местоположение

Страна:	Франция
Область:	Occitanie
Город:	Лодев
Почтовый индекс:	34700
Добавлено:	24.03.2025
Описание:	

Popular tourist village with bar, restaurants, grocery, school, post office, bakery,: at 30 minutes from Clermont l'Herault, 1 hour from Montpellier (airport) and Beziers (airport) and easy access to motorways and the mountains in this popular region.

Stone-walled gated domaine with pretty winegrower's house of 300 m2 and a second independent house of 200 m2. The main residence has 6 double bedrooms, large ensembles, dining room/kitchen and also benefits from a private owner's apartment with salon/kitchen and bedroom. The property is enclosed by a walled garden of 2768 m2 with a covered pool, large terrace areas, and parking for 12 vehicles. The Chambre d'Hotes business is high-income generating with a capacity to open a restaurant or table d'Hotes. This impressive domaine is in the heart of the village but completely private. The property has been completely renovated (very high standard) retaining the original character, charm and features.

Main residence
Cellars = Storage.

Ground = Entrance of 14.48 m2 (original ornate and staircase, access to cellar) + dining room/kitchenette



of 21.89 m² (fridge, oven, extractor fan, hob, sink, wooden units) + corridor of 5.8 m² + bedroom of 10.05 m² (access to south facing terrace) + bedroom of 10.92 m² + bathroom of 3.5 m² (WC, basin, large shower, heated towel rails) + owner's kitchen/lounge of 44.83 m² (private access to south facing terrace, exposed beams, solid wood kitchen units, extractor fan, fridge, electric oven, plate-warming drawer, induction hob, double sink, dishwasher, island, corner office) + terrace of 54 m² + gable terrace of 30 m² + boiler room of 8.9 m² + pool-house/utility of 8.37 m² (washer, dryer, storage) + WC of 1.7 m².

1st = Landing of 3.82 m² + return of 3.9 m² + corridor of 13.99 m² + master suite (bedroom of 14.54 m² + bedroom of 16.94 m² + bathroom of 7.9 m² (balneo bath, double basins, Italian shower, WC, low-lighting, heated towel rail)) + corridor of 3.53 m² (integrated storage) + suite (bedroom of 15.48 m² + bedroom of 17.81 m² + bathroom of 3.21 m² (WC, basin, shower, heated towel rail)).

2nd (private to owner) = Landing of 3.41 m² + return of 8.37 m² + bedroom of 34.76 m² + dressing of 2.42 m² + dressing of 2.53 m² + bathroom of 5.53 m² (Italian shower, WC, 2 basins, heated towel rail) + attic area of 45.24 m² (exposed beams, ready for conversion to further apartment, gite, or bedroom).

Second house (4 independent apartments, each fully furnished)

Ground = Entrance of 6.51 m² + boiler room of 5 m² (storage, boilers) +

Gite 1 : Bedroom of 13.11 m² + living room/kitchen of 31.52 m² (kitchen units, oven, hob, extractor fan, fridge, sink, microwave, coffee machine) + bathroom of 6.10 m² (basin, WC, shower, heated towel rail) + terrace of 20.82 m².

Gite 2 : Living room/ bedroom/kitchenette of 55.26 m² (sink, hob, oven, microwave, fridge, fitted units, access to terrace) + bathroom of 8 m² (WC, basin, large shower, heated towel rail - ideal for reduced mobility access) + terrace of 19.64 m².

1st = Return of 2.9 m² +

Gite 3 : Living room/ bedroom/kitchenette of 55.26 m² (sink, hob, oven, microwave, fridge, fitted units, access to private balcony) + bathroom of 8 m² (WC, shower, basin, heated towel rail) + balcony of 5 m².

Gite 4 : Double-height living room/kitchen of 31.92 m² + bedroom of 12.8 m² + bathroom of 7.12 m² (basin, shower, WC, heated towel rails).

Exterior = Large, pretty, extensively planted garden of 2768 m² + terrace areas + covered pool (10x5m) with lounging and decked areas + private off street parking (12 cars) + sunny and shaded seated areas + utility shed.

Sundry = Commercial potential (creation of restaurant and table d'Hotes) + gites and chambre d'hotes with proven revenue + current seasonal bookings + long term continued bookings + own website and social media + character property + double glazing + connected to mains sewer and water + property tax around 3071 Euros + fuel central heating + gas central heating (gites) + private owner apartment with own access + furniture and chambre d'hotes contents included + off street parking + not in flood zone + new electrics + good structural state + south facing orientation + original features + modern kitchens + smoke alarms.



Price = 972.000 Euros (Large pretty walled domaine with 2 houses, pool and excellent revenue !)

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. Information on the risks to which this property is exposed is available on the Georisks website: georisques.gouv.fr

Property Id : 65982
Property Size: 500 m2
Property Lot Size: 2,768 m2
Bedrooms: 11
Bathrooms: 8
Reference: L972000E

Other Features

Courtyard
Immediately Habitable
Latest properties
Outside space
Prestige
Private parking/Garage
Rental Potential
Swimming Pool
Terrace
With Land/Garden

Общие

Спальни:	11
Ванные комнаты:	8

Utility details

Heating:	да
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Building details

Outdoor Amenities:	Pool
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Rental details

Furnished:	да
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Lease terms

Date Available:



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Contact information

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