LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A35385GES34 Price: 275 000 EUR

agency fees to be paid by the seller

House of 180m2 in a residential area of Lodève with an independent apartment

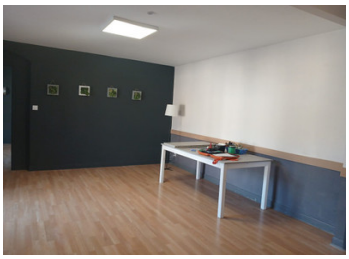






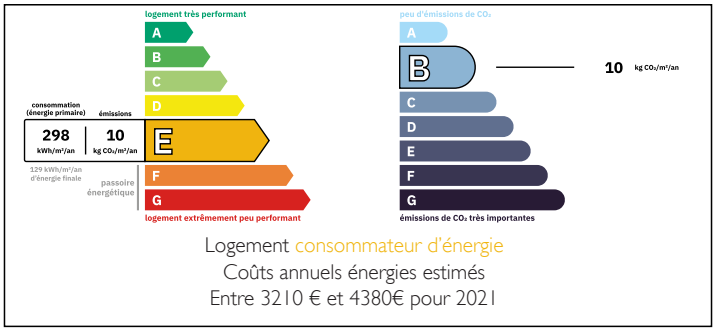








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3210 € et 4380€ pour 2021

INFORMATION

Town:	Lodève
Department:	Hérault
Bed:	7
Bath:	2
Floor:	180 m2
Plot Size:	513 m2

IN BRIEF

45 minutes from Montpellier, come and discover this R+1 house in a residential area of Lodève.

A stone's throw from the city center and the Saint Fulcran cathedral, it enjoys an unobstructed view of the mountains and the surrounding nature.

On the ground floor a totally independent apartment with its small garden which consists of a living room, a separate kitchen, a shower room, a toilet, two bedrooms, an office and a dressing room.

The 1st floor benefits from a living room opening onto a terrace, a kitchen, a shower room, a toilet, an office and 4 bedrooms.
A garage accompanies this property.

This house offers many possibilities such as renting the apartment or the possibility of exercising a liberal profession or the realization of an intergenerational

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière: **2500 EUR**

NOTES

DESCRIPTION

45 minutes from Montpellier, and 15 minutes from the Larzac, come and discover this R+1 house in a residential area of Lodève.

A stone's throw from the city center and the Saint Fulcran cathedral, it enjoys an unobstructed view of the mountains and the surrounding nature.

On the ground floor a totally independent apartment with its small garden which consists of a living room, a separate kitchen, a shower room, a separate toilet, two bedrooms, an office and a dressing room.

The 1st floor consists of a bright living room opening onto a terrace, a kitchen, a shower room, a separate toilet, an office and 4 bedrooms.
A garage accompanies this property.

This house offers many possibilities such as the rental of the ground floor apartment, the possibility of exercising a liberal profession or the realization of an intergenerational project thanks to its volumes and its two levels.

Refreshment work is necessary to make this house a family and friendly space.

Most:
- Possibility of making a swimming pool in the garden
- Pretty view
- Double glazing
- Quiet environment
- Free street parking
- School, middle school and high school are close to the house
- A75 motorway 10 minutes away
- Salagou Lake 15 minutes away
- Lamalou golf course 20km away

For nature lovers, come and discover the potential of this house!

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