LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42350RAB34 Price: 499 000 EUR

agency fees to be paid by the seller

Lovely character stone property in attractive village with 2 independent furnished gites - near Lodeve















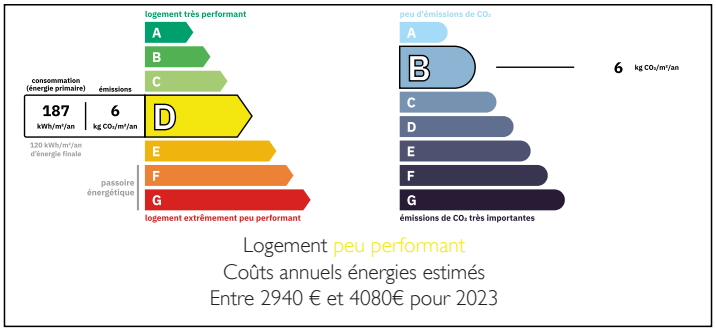
INFORMATION

Town:	Lodève
Department:	Hérault
Bed:	5
Bath:	3
Floor:	202 m2
Plot Size:	260 m2

IN BRIEF

Situated in the highly sought-after commune of Saint-Privat, just 15kms from the town of Lodève, this rare opportunity comprises two beautiful traditional stone properties located in adjoining villages, currently run as a comfortable main residence with two independent gîtes. The whole is presented to an excellent standard, blending contemporary comfort with the original charm and character of these village homes.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2940 € et 4080€ pour 2023

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42350RAB34 Price: 499 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**699 EUR**

NOTES

DESCRIPTION

Located in the heart of the village, the principal residence occupies the first, second and third floors of the property and offers about 114m2 of living space.

First floor: A superb, light-filled open-plan kitchen / dining / living space, enhanced by a pellet-burning stove and direct access to a 25 m² south-facing terrace, ideal for outdoor dining and entertaining. A separate laundry room completes this level.

Second floor: Two bedrooms and a well-appointed bathroom.

Third floor: An impressive 40 m² bedroom featuring a high ceiling, exposed stone walls and original beams – a wonderful master bedroom with real character.

The house benefits from air conditioning on every floor, ensuring year-round comfort. There is the possibility to acquire the furniture.

First Gîte – 46 m² sold furnished

Located below the main house, this charming apartment offers complete independence and privacy and accomdates 4 guests:

Open-plan living room with a fully fitted kitchen and direct access onto a terrace.

One bedroom and a modern shower room

There is also a garage of approximately 37m2 and a separate garden area within the village, perfect as a children's play space or vegetable garden, with a water supply. Please note: this garden is not suitable for a swimming pool.

Second Gîte – Nearby Village (2 minutes away) - sold furnished

Just two minutes by car, the second gîte is a delightful stone village house, also located in the heart of its village. It offers 42m2 of living space and accommodates 4 guests.

You entre into a bright open-plan living room and...