Exceptional domaine with 6 properties, pool, function room & 9,961m of land, close to Lodeve

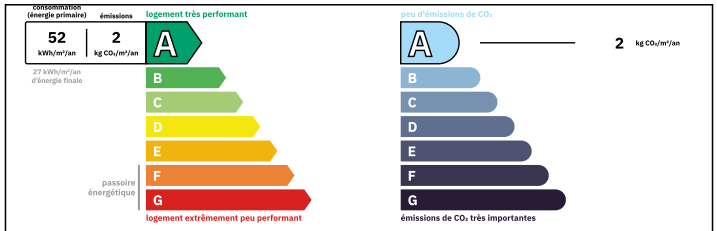
INFORMATION

Town:	Lodève
Department:	Hérault
Bed:	14
Bath:	10
Floor:	620 m2
Plot Size:	9956 m2

IN BRIEF

Situated on the heights above Lodève in a peaceful rural setting, this exceptional property comprises a main house, five gîtes, a communal event/dining space, swimming pool and 9,961m² of land, all enjoying outstanding views across the valley, town and surrounding mountains. Created and developed by the current owner since 1996, the domaine currently operates as a successful seasonal holiday business and is particularly suited to groups, with independent gites and communal facilities. With easy access to Lodève, the A75 and Montpellier and Béziers, this is a versatile property with potential to expand the existing activity, develop a family or communal living project, or potentially divide the properties into individual plots.

ENERGY - DPE



Logement très performant
Coûts annuels énergies estimés
Entre 908 € et 1225€ 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.

LOCAL TAXES

Taxe foncière:	**8403 EUR**

NOTES

DESCRIPTION

Set in an elevated and peaceful position overlooking the town of Lodève, this exceptional domaine offers a versatile combination of private accommodation, established holiday rental facilities and beautiful communal grounds. With far-reaching views across the town and surrounding mountains, yet less than five minutes by car from the centre of Lodève and the A75, the property offers both tranquillity and convenience.

The domaine comprises:
The main house, built in 2007, providing approximately 174m² of living space. It includes a generous parental suite, two further bedrooms, a shower room and a large living/dining room with contemporary open plan kitchen, opening onto a generous terrace from which there are exceptional, far-reaching views. On the ground floor is an independent space currently used as a massage salon, which could readily be adapted into a studio or other private accommodation. There is also a large workshop in the garden.

A second property of approximately 120m² provides three bedrooms, living and dining room and 2 bathrooms. Adjoining it is a large function room of around 60m² with a bar, kitchen and WC. This room can welcome up to 39 guests and is an important feature of the property, providing an ideal space for group dining, celebrations, retreats, workshops or other events.

There are a further four gîtes, each of approximately 60m², each with two bedrooms, shower room, WC and a living room with fitted kitchen.

Each property has its own private garden ranging from 1000 to 2200m2 and include a terrace for al...