LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48674GBC34 Price: 439 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (414 151 EUR without fees)

105 m house with private garden and garage - Lattes







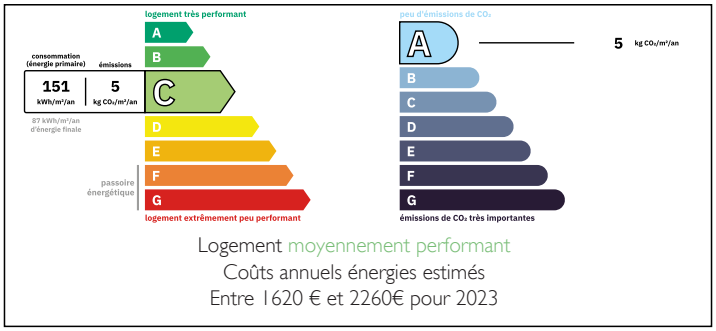








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1620 € et 2260€ pour 2023

INFORMATION

Town:	Lattes
Department:	Hérault
Bed:	2
Bath:	2
Floor:	105 m2
Plot Size:	495 m2

IN BRIEF

In a quiet area of Lattes in the Boirargues neighbourhood, on the edge of Montpellier, this 105 m² house built in 1984 sits on a 495 m² wooded plot, not overlooked, less than 800 m from the Montpellier Sud de France TGV station.

On the ground floor: a bright 35 m² south-west facing living room, a separate kitchen, a bedroom, a shower room, a WC and a study that could become a third bedroom.

Upstairs: a second bedroom, a bathroom, a WC and a 10 m² attic room to convert.

Outside, the private garden has several shaded areas, 24 m² of terraces and room for a pool. 18 m² garage and 10 m² storeroom.

With an energy rating of C, air conditioning and a wood burner, the house needs some cosmetic

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.

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LOCAL TAXES

Taxe foncière:	**2253 EUR**

NOTES

DESCRIPTION

Set in a quiet, leafy area of Lattes in the Boirargues neighbourhood, on the edge of Montpellier, this 105 m² house built in 1984 stands on a 495 m² wooded plot that is not overlooked. With its generous proportions, flexible layout and scope for improvement, it offers a pleasant lifestyle just a few minutes from shops and services.

On the ground floor, a spacious 35 m² living room, filled with light thanks to its south-west aspect, is ideal both for relaxing and for entertaining. The separate 13 m² kitchen could be opened up to the living room, subject to technical feasibility. This level also includes a 12 m² bedroom, a shower room, a WC and a 10 m² study that could be used as a third bedroom, with a mezzanine providing extra storage. The hallway has a built-in cupboard.

Upstairs, a second bedroom of 10 m², a bathroom and a separate WC complete the sleeping area. Leading on from the bathroom, an attic room of approximately 10 m², lit by a window, offers further potential: a dressing room, storage space or any other use to suit your needs.

Outside, the wooded garden, completely private and not overlooked, is a real highlight. Its shaded areas and terraces totalling 24 m² let you make the most of the sunny days, and there is room to add a swimming pool in the future. An 18 m² garage with a mezzanine for maximum storage completes the property.

In terms of comfort, the...