

€695,000 House / Villa - For sale - Reserved

## 10 Bedroom house / villa with 301,122m<sup>2</sup> garden for sale in Montpellier, France

France » Montpellier » 30440

<b>10</b>	<b>5</b>	<b>1,042m<sup>2</sup></b>	<b>301,122m<sup>2</sup></b>	<b>301,122m<sup>2</sup></b>
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



Contact us today for more information or to arrange a viewing

+33 4 67 60 59 14 • montpellier@lucasfox.com • lucasfox.com • 5 Enclos Tissié Sarrus Montpellier, Montpellier, France



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### OVERVIEW

## On the border between Gard and Hérault, property to renovate on more than 30 hectares of land (France)

Under offer accepted - Exclusive to Lucas Fox International Properties, in a natural and preserved setting located a few minutes from Ganges, sleeping beauty to be restored on more than 30 hectares of wooded land.

Once past the gate of the private road, there is an old hunting lodge serving as a mansion, a typical Cévennes caretaker's house, as well as a large silk spinning mill. The land is partially landscaped: perched garden with a dominant view of the valley, vegetable garden, oasis, bicentennial trees, multitude of ponds, streams, cave dating from the 19th century and walking paths.

The master's house with an area of 213 m<sup>2</sup> is made up of one floor with its large convertible attic as well as a basement where the kitchen and its dumbwaiter are located. All 8 bedrooms have their own sink. On the ground floor, preceded by the dining room, the living room opens onto its majestic terrace.

The caretaker's house with an area of 92 m<sup>2</sup> has outbuildings of 194 m<sup>2</sup> on the ground floor.

As for the spacious 19th century silk mill building with a total surface area of 542m<sup>2</sup>, it includes a vaulted cellar on the ground floor, an old apartment and a huge hangar.

An imposing setting full of potential: ideal for housing, tourism and events.

Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)



[lucasfox.com/go/mon44293](https://lucasfox.com/go/mon44293)

Mountain views, Terrace, Garden, Period features, Period Building, Natural light, Mosaic tile flooring, Marble flooring, High ceilings, Parking, Views, Utility room, To renovate, Storage room, Service entrance, Pet-friendly, Panoramic view, Heating, Fireplace, Exterior, Equipped Kitchen, Chill out area

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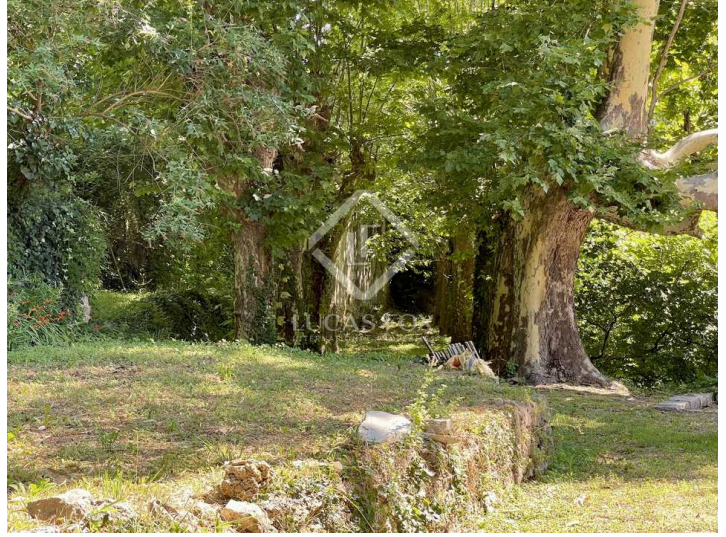
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