

€569,000 House / Villa - For sale

6 Bedroom house / villa with 70m² terrace for sale in Montpellier Region

France » Montpellier » Montpellier Region » 34190

6	2	350m²	2,530m²	70m²
Bedrooms	Bathrooms	Floorplan	Plot size	Terrace



Contact us today for more information or to arrange a viewing

+33 4 67 60 59 14 • montpellier@lucasfox.com • lucasfox.com • 16 avenue Jean Jaurès, Castelnau-le-Lez, Montpellier, France

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OVERVIEW

In the heart of a charming village located 10 minutes from Ganges, 260 m² mansion with large wooded garden, garage, outbuilding and commercial premises

Co-exclusive Lucas Fox International Properties, in a charming village located 10 minutes from Ganges, elegant mansion with a superb view of the Cévennes nature.

In the heart of the village, built on a plot of approximately 2,530 m², stone-built house with a surface area of 260 m² and a commercial premises of 90 m² (rental income of €700/month).

The living areas include a large living room with a fireplace, a dining room, a lounge, as well as a separate kitchen and a toilet. The 4 bedrooms are located upstairs where there is also storage, a bathroom, a toilet and a large attic that can be converted.

Beyond the main house, the property has great potential: a large, completely independent apartment (dining room, kitchen, 2 bedrooms, shower room and WC).

The property has many assets: a private garden with trees (jade tree, plum tree, olive tree, fig tree, pomegranate tree, paulownia, apple tree, etc.) with two accesses, a building area and the possibility of building a swimming pool, two landscaped parking spaces and a large garage of around 40 m² accessible via the ground floor of the house.

Additional features: some renovations and finishing work required, oil central heating, mains drainage, garage with electric sliding doors and roof redone in 1991.

Information on the risks to which this property is exposed is available on the Géorisques website.



lucasfox.com/go/mon54580

Mountain views, Terrace, Garden,
 Private garage, Period Building,
 Natural light, High ceilings, Parking,
 Transport nearby, Tourist License,
 Storage room, Service entrance,
 Panoramic view, Heating, Fireplace,
 Exterior, Equipped Kitchen, City views,
 Chill out area

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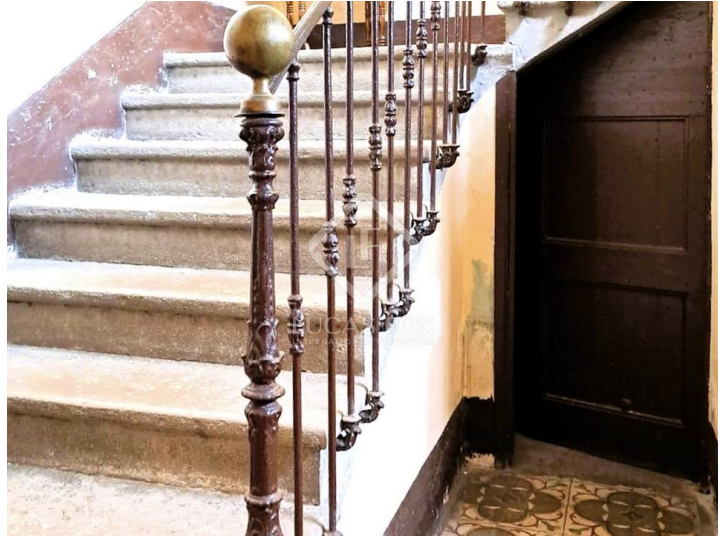
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