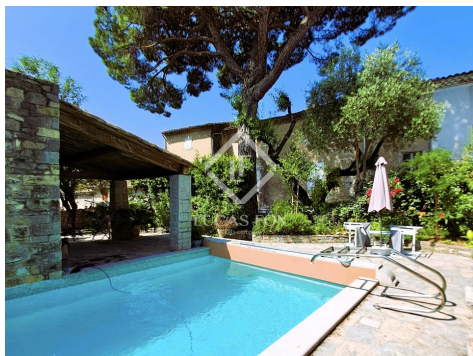
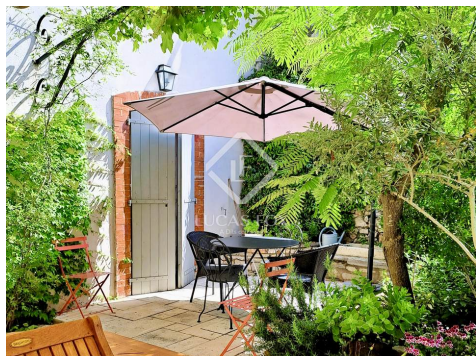


€986,000 House / Villa - For sale

4 Bedroom house / villa with 793m² garden for sale in Montpellier Region

France » Montpellier » Montpellier Region » 34260

4	3	220m ²	1,003m ²	793m ²
Bedrooms	Bathrooms	Floorplan	Plot size	Garden



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€986,000 House / Villa - For sale

4 Bedroom house / villa with 793m² garden for sale in Montpellier Region

Between Nîmes and Montpellier, 12th century presbytery of 220 m² completely renovated with swimming pool, charming garden and garage

Lucas Fox International Properties, located on the heights of a charming village between Nîmes and Montpellier, authentic preserved presbytery from the 12th century entirely restored (roof, openings, interior fittings, etc.) between 2000 and 2011 with respect for the materials.

The living space is approximately 220 m² and comprises two floors. The ground floor is very bright and offers easy access between the entrance hall, the dining room, the living room and the main kitchen with a utility room; there is also a technical room and a shower room/WC.

Served by two staircases, the upper floor is composed of 4 large bedrooms (20 m² on average), a living room/office/library, 2 bathrooms and a WC.

Protected by its original stone wall, the park, composed of century-old trees and various plants, includes a 6 m x 4 m swimming pool with salt filtration and electric roller shutter. Near the private parking, a second adjoining garden, approximately 460 m², is located on the site of the old village castle.

Thanks to the impressive thickness of its walls, the living space of this historic 12th - century building benefits from natural coolness in the summer. The 32 m² garage connects directly to the house.

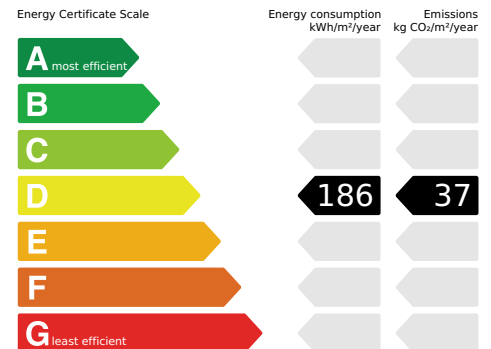
The oil-fired central heating system has an electric hot water system for the summer and the house has mains drainage.

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr.



lucasfox.com/go/mon62632

Swimming Pool, Garden, Parking,
Utility room, Renovated, Heating,
Fireplace, Exterior, Equipped Kitchen,
Barbecue



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