

€590,000 House / Villa - For sale - New listing

## 3 Bedroom house / villa with 646m<sup>2</sup> garden for sale in Montpellier Region

France » Montpellier » Montpellier Region » 34170

|          |           |                   |                   |                  |                   |
|----------|-----------|-------------------|-------------------|------------------|-------------------|
| 3        | 2         | 117m <sup>2</sup> | 748m <sup>2</sup> | 20m <sup>2</sup> | 646m <sup>2</sup> |
| Bedrooms | Bathrooms | Floorplan         | Plot size         | Terrace          | Garden            |



**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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**House to renovate of 117 m<sup>2</sup> on a divisible plot of 750 m<sup>2</sup> in the hills above Castelnau-le-Lez.**

Built in the 1980s, this house has two levels. The 750 m<sup>2</sup> plot consists of two cadastral parcels, making subdivision easy to consider.

The ground floor comprises an air-conditioned living/dining room with a modern, fully equipped open-plan kitchen, a WC, a laundry/utility room, a closed garage, and under-stair storage. The living areas extend outdoors onto a perfectly peaceful terrace.

Upstairs, a landing provides access to two large bedrooms with plenty of storage (one of which is air-conditioned), a renovated shower room with WC, a complete studio (bedroom with storage, shower room with WC and kitchenette) with independent access via an external staircase.

The garden is entirely enclosed by walls, and it would be easy to build a swimming pool or recreate a landscaped area and a vegetable garden. Another option would be to use the plot of land adjoining the house (500 m<sup>2</sup>) to erect another building.

This house would be ideal for a couple or family looking to renovate. The roof is in good condition (recently inspected and cleaned), but work such as replacing the windows and doors and painting the entire house will be necessary.

In addition to the closed garage, two parking spaces are available outside in front of the house.

The location in a quiet and sought-after area of Castelnau-le-Lez is a real advantage. The center of Castelnau-le-Lez, as well as shops and schools, are less than 5 minutes away by car.

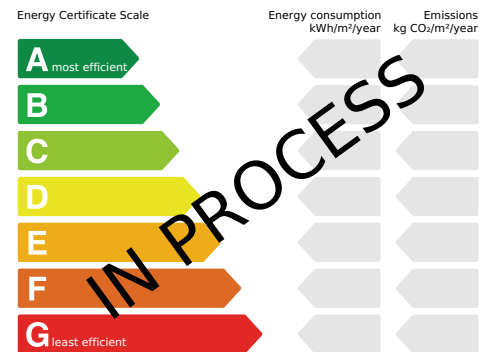
Obtain the complete file and more information from your dedicated agent, Elodie SALA Commercial Agent - RSAC n° 899 543 151 Montpellier.

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



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Terrace, Garden, Private garage,  
Natural light, Parking, Utility room,  
To renovate, Storage room,  
Open kitchen, Heating, Exterior,  
Equipped Kitchen



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