

€475,000 House / Villa - For sale - New listing

3 Bedroom house / villa for sale in South France, France

France » South France » 30140

3	3	177m ²	1,651m ²
Bedrooms	Bathrooms	Floorplan	Plot size

New listing



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, Castelnaud-le-Lez, Montpellier, France

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Exceptional opportunity: 177 m² villa on a 1,651 m² plot with swimming pool and jacuzzi, comprising two completely independent living areas with private access and entrances, as well as a separate studio in the garden

Lucas Fox International Properties, less than 5 minutes from the Bamboo Garden of Anduze, house built on two levels with an independent studio in a setting offering privacy and unobstructed views, without overlooking.

On the main level, the kitchen opens onto a veranda on one side and a living/dining room with a fireplace on the other. The living room connects to a hallway leading to a dressing room, a separate WC, a bathroom, and two bedrooms, one with stunning views of the surrounding nature and the other opening onto the large covered terrace.

The lower level is accessible either via an internal staircase or from the outside. It comprises a kitchen, a living room with a fireplace, a bedroom, and a large additional room that could serve as a guest bedroom, playroom, or storage space. A bathroom and a separate toilet complete this level.

Outside, the exceptional covered terrace offers a verdant and soothing panorama that changes with the seasons. The landscaped garden, swimming pool, and jacuzzi with outdoor shower invite relaxation.

Other features of the property include a garden shed, a closed garage, a carport, and several outdoor parking spaces. Adjacent to the garage, a separate studio apartment with a bedroom, shower room, toilet, and kitchenette offers additional accommodation options.

The lower level and the studio are ideal for accommodating family and friends or developing a rental business. This layout offers great flexibility of use, whether for a primary residence or a tourist accommodation project.

The property already benefits from modernized features, including double glazing, recently renovated electrical wiring, and air conditioning in some rooms. Further renovation and modernization work will unlock the full potential of this property and bring it up to the most demanding contemporary standards.

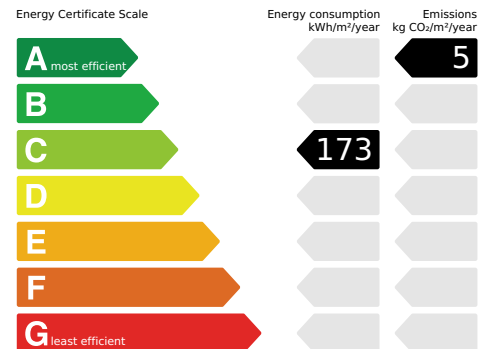
A rare property due to its natural setting, remarkable exteriors and potential, just minutes from the shops, restaurants and entertainment of Anduze.

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



lucasfox.com/go/mon69985

Terrace, Swimming Pool, Garden, Jacuzzi, Private garage, Natural light, Well, Walk-in wardrobe, Views, Storage room, Panoramic view, Heating, Fireplace, Exterior, Equipped Kitchen, Domotic system, Chill out area, Barbecue, Air conditioning



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



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