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## Stone-Walled Gated Domaine With Main House And 4 Gites On A 2768 M2 Plot...

Lodeve , Herault , Occitanie



**€905,000**

inc. of agency fees

11 Beds 8 Baths 500 sqm 0.28 ha

Popular tourist village with bar, restaurants, grocery, school, post office, bakery,: at 30 minutes from Clermont l'Herault, 1 hour from Montpellier (airport)...

### At a Glance

**Reference** MFH-LFR-L972000E  
**Bed** 11  
**Land** 0.28 ha

**Near to** Lodeve  
**Bath** 8  
**Pool** Yes

**Price** €905,000  
**Hab.Space** 500 sqm  
**Land Tax** N/A

### Property Description

Popular tourist village with bar, restaurants, grocery, school, post office, bakery,: at 30 minutes from Clermont l'Herault, 1 hour from Montpellier (airport) and Beziers (airport) and easy access to motorways and the mountains in this popular region.

Stone-walled gated domaine with pretty winegrower's house of 300 m<sup>2</sup> and a second independent house of 200 m<sup>2</sup>. The main residence has 6 double bedrooms, large ensembles, dining room/kitchen and also benefits from a private owner's apartment with salon/kitchen and bedroom. The property is enclosed by a walled garden of 2768 m<sup>2</sup> with a covered pool, large terrace areas, and parking for 12 vehicles. The Chambre d'Hotes business is high-income generating with a capacity to open a restaurant or table d'Hotes. This impressive domaine is in the heart of the village but completely private. The property has been completely renovated (very high standard) retaining the original character, charm and features.

Main residence

Cellars = Storage.

Ground = Entrance of 14.48 m<sup>2</sup> (original ornate and staircase, access to cellar) + dining room/kitchenette of 21.89 m<sup>2</sup> (fridge, oven, extractor fan, hob, sink, wooden units) + corridor of 5.8 m<sup>2</sup> + bedroom of 10.05 m<sup>2</sup> (access to south facing terrace) + bedroom of 10.92 m<sup>2</sup> + bathroom of 3.5 m<sup>2</sup> (WC, basin, large shower, heated towel rails) + owner's kitchen/lounge of 44.83 m<sup>2</sup> (private access to south facing terrace, exposed beams, solid wood kitchen units, extractor fan, fridge, electric oven, plate-warming drawer, induction hob, double sink, dishwasher, island, corner office) + terrace of 54 m<sup>2</sup> + gable terrace of 30 m<sup>2</sup> + boiler room of 8.9 m<sup>2</sup> + pool-house/utility of 8.37 m<sup>2</sup> (washer, dryer, storage) + WC of 1.7 m<sup>2</sup>.

1st = Landing of 3.82 m<sup>2</sup> + return of 3.9 m<sup>2</sup> + corridor of 13.99 m<sup>2</sup> + master suite (bedroom of 14.54 m<sup>2</sup> + bedroom of 16.94 m<sup>2</sup> + bathroom of 7.9 m<sup>2</sup> (balneo bath, double basins, Italian shower, WC, low-lighting, heated towel rail)) + corridor of 3.53 m<sup>2</sup> (integrated storage) + suite (bedroom of 15.48 m<sup>2</sup> + bedroom of 17.81 m<sup>2</sup> + bathroom of 3.21 m<sup>2</sup> (WC, basin, shower, heated

towel rail)).

2nd (private to owner) = Landing of 3.41 m<sup>2</sup> + return of 8.37 m<sup>2</sup> + bedroom of 34.76 m<sup>2</sup> + dressing of 2.42 m<sup>2</sup> + dressing of 2.53 m<sup>2</sup> + bathroom of 5.53 m<sup>2</sup> (Italian shower, WC, 2 basins, heated towel rail) + attic area of 45.24 m<sup>2</sup> (exposed beams, ready for conversion to further apartment, gite, or bedroom).

Second house (4 independent apartments, each fully furnished)

Ground = Entrance of 6.51 m<sup>2</sup> + boiler room of 5 m<sup>2</sup> (storage, boilers) +

Gite 1 : Bedroom of 13.11 m<sup>2</sup> + living room/kitchen of 31.52 m<sup>2</sup> (kitchen units, oven, hob, extractor fan, fridge, sink, microwave, coffee machine) + bathroom of 6.10 m<sup>2</sup> (basin, WC, shower, heated towel rail) + terrace of 20.82 m<sup>2</sup>.

Gite 2 : Living room/ bedroom/kitchenette of 55.26 m<sup>2</sup> (sink, hob, oven, microwave, fridge, fitted units, access to terrace) + bathroom of 8 m<sup>2</sup> (WC, basin, large shower, heated towel rail - ideal for reduced mobility access) + terrace of 19.64 m<sup>2</sup>.

1st = Return of 2.9 m<sup>2</sup> +

Gite 3 : Living room/ bedroom/kitchenette of 55.26 m<sup>2</sup> (sink, hob, oven, microwave, fridge, fitted units, access to private balcony) + bathroom of 8 m<sup>2</sup> (WC, shower, basin, heated towel rail) + balcony of 5 m<sup>2</sup>.

Gite 4 : Double-height living room/kitchen of 31.92 m<sup>2</sup> + bedroom of 12.8 m<sup>2</sup> + bathroom of 7.12 m<sup>2</sup> (basin, shower, WC, heated towel rails).

Exterior = Large, pretty, extensively planted garden of 2768 m<sup>2</sup> + terrace areas + covered pool (10x5m) with lounging and decked areas + private off street parking (12 cars) + sunny and shaded seated areas + utility shed.

Sundry = Commercial potential (creation of restaurant and table d'Hotes) + gites and chambre

d'hotes with proven revenue + current seasonal bookings + long term continued bookings + own website and social media + character property + double glazing + connected to mains sewer and water + property tax around 3071 Euros + estimated amount of annual energy consumption for standard use: between 6293 Euros and 8514 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + fuel central heating + gas central heating (gites) + private owner apartment with own access + furniture and chambre d'hotes contents included + off street parking + not in flood zone + new electrics + good structural state + south facing orientation + original features + modern kitchens + smoke alarms.

Price = 905.000 Euros (Large pretty walled domaine with 2 houses, pool and excellent revenue !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: [georisques.gouv.fr](http://georisques.gouv.fr)

Property Id : 65982

Property Size: 500 m2

Property Lot Size: 2,768 m2

Bedrooms: 11

Bathrooms: 8

Reference: L972000E

## **Other Features**

Courtyard

Immediately Habitable

Outside space

Prestige

Private parking/Garage

Rental Potential

Swimming Pool

Terrace

With Land/Garden

Summary

Property type:	House
Bedrooms:	11
Bathrooms	8
Price	€905,000

Key Information

Internal Area:	500 sqm
Land Area:	0.28 ha
Property Features:	
• Courtyard	
Swimming Pool?	Yes

Location: Occitanie





## Gallery

















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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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