

[Click to view MFH-LFR-L972000E](#)

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

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 | Near to | Lodeve | Price | €905,000 |
| Bed | 11 | Bath | 8 | Land Tax | N/A |
| | | Pool | Yes | | |

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 m² and a second independent house of 200 m². 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 m² 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 m² (original ornate and staircase, access to cellar) + dining room/kitchenette of 21.89 m² (fridge, oven, extractor fan, hob, sink, wooden units) + corridor of 5.8 m² + bedroom of 10.05 m² (access to south facing terrace) + bedroom of 10.92 m² + bathroom of 3.5 m² (WC, basin, large shower, heated towel rails) + owner's kitchen/lounge of 44.83 m² (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 m² + gable terrace of 30 m² + boiler room of 8.9 m² + pool-house/utility of 8.37 m² (washer, dryer, storage) + WC of 1.7 m².

1st = Landing of 3.82 m² + return of 3.9 m² + corridor of 13.99 m² + master suite (bedroom of 14.54 m² + bedroom of 16.94 m² + bathroom of 7.9 m² (balneo bath, double basins, Italian shower, WC, low-lighting, heated towel rail)) + corridor of 3.53 m² (integrated storage) + suite (bedroom of 15.48 m² + bedroom of 17.81 m² + bathroom of 3.21 m² (WC, basin, shower, heated

towel rail)).

2nd (private to owner) = Landing of 3.41 m² + return of 8.37 m² + bedroom of 34.76 m² + dressing of 2.42 m² + dressing of 2.53 m² + bathroom of 5.53 m² (Italian shower, WC, 2 basins, heated towel rail) + attic area of 45.24 m² (exposed beams, ready for conversion to further apartment, gite, or bedroom).

Second house (4 independent apartments, each fully furnished)

Ground = Entrance of 6.51 m² + boiler room of 5 m² (storage, boilers) +

Gite 1 : Bedroom of 13.11 m² + living room/kitchen of 31.52 m² (kitchen units, oven, hob, extractor fan, fridge, sink, microwave, coffee machine) + bathroom of 6.10 m² (basin, WC, shower, heated towel rail) + terrace of 20.82 m².

Gite 2 : Living room/ bedroom/kitchenette of 55.26 m² (sink, hob, oven, microwave, fridge, fitted units, access to terrace) + bathroom of 8 m² (WC, basin, large shower, heated towel rail - ideal for reduced mobility access) + terrace of 19.64 m².

1st = Return of 2.9 m² +

Gite 3 : Living room/ bedroom/kitchenette of 55.26 m² (sink, hob, oven, microwave, fridge, fitted units, access to private balcony) + bathroom of 8 m² (WC, shower, basin, heated towel rail) + balcony of 5 m².

Gite 4 : Double-height living room/kitchen of 31.92 m² + bedroom of 12.8 m² + bathroom of 7.12 m² (basin, shower, WC, heated towel rails).

Exterior = Large, pretty, extensively planted garden of 2768 m² + 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 + 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

Property Id : 65982

Property Size: 500 m2

Property Lot Size: 2,768 m2

Bedrooms: 11

Bathrooms: 8

Reference: L972000E

Other Features

Courtyard

Immediately Habitable

Latest properties

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

Property Features:

- Courtyard
- Swimming Pool? Yes

Location: Occitanie



Gallery











As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our [buying guide](#), our [french mortgage](#) and [euro currency exchange](#) pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved