

Charming 3-Bedroom 2 bath villa with panoramic views near Lodève and Lac du Salagou

EXCLUSIVE



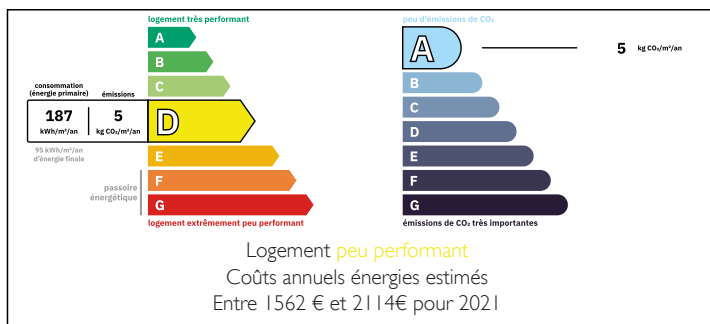
INFORMATION

Town:	Lodève
Department:	Hérault
Bed:	3
Bath:	2
Floor:	115 m ²
Plot Size:	1468 m ²

IN BRIEF

Located in the peaceful hamlet of Mas Delon, just 7km from the vibrant town of Lodève, this spacious 3-bedroom, 2-bathroom villa offers 115m² of comfortable living space, perfect as a family home or a lock-up-and-leave holiday retreat.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Originally built in 1985 and thoughtfully renovated and extended by the current owners in 2009, the property blends charm and modern comfort. At the heart of the home is a welcoming 32m² living room with beautiful exposed beams, a wood-burning stove, and French doors that open onto the garden. The adjacent kitchen, which opens onto a lovely terrace with sweeping views, is the only area awaiting renovation — offering the chance to personalise it to your taste. In this original part of the house there are also 2 bedrooms and a family bathroom with roll top bath.

The extension includes a generous master suite with double height ceiling and an en-suite shower room, an adjoining study area and a practical laundry room. This home feels light and spacious, and offers seamless indoor-outdoor living.

Set on a large, private plot of nearly 1500m², the garden is a tranquil haven with panoramic views of the surrounding countryside. There's ample space to add a pool if desired, and the terrace is perfect for al fresco dining while enjoying the scenery. The property also includes a garage with internal access and parking for several vehicles.

Mas Delon is part of the commune of Le Puech, nestled just 4km from the stunning Lac du Salagou — ideal for swimming, sailing, hiking, and nature lovers. The lively town of Lodève, with all amenities and a popular Saturday market, is just a short drive away. The A75 motorway provides easy access to Montpellier...

LOCAL TAXES

Taxe foncière: 1077 EUR

NOTES