

Ref: A38708RAB34

Price: 325 000 EUR

agency fees to be paid by the seller

Charming 3 bedroom stone Mas in the Hamlet of Saint Martin, Le Bosc close to the town of Lodeve and A750/75



INFORMATION

Town: Lodève

Department: Hérault

Bed: 3

Bath: 2

Floor: 112 m2

Plot Size: 6095 m2





IN BRIEF

Situated in the peaceful and picturesque hamlet of Saint Martin, in the commune of Le Bosc, this characterful stone mas from 1836 offers a rare combination of charm, space, and excellent access to amenities. Set on over 6000m² of terraced land, the property is surrounded by mature trees and Mediterranean plants, with agricultural water available—ideal for garden lovers or a smallholding project.

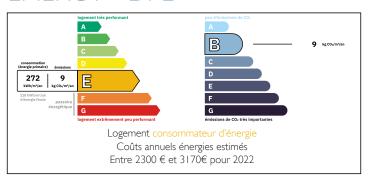








ENERGY - DPE



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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.





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LOCAL TAXES

Taxe foncière: 926 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The house offers $112m^2$ of character-filled living space spread over three floors. On the ground floor, a spacious open-plan living room and kitchen provide a warm, sociable heart to the home. Upstairs, there are three generously sized bedrooms, a shower room, and a bathroom—perfect for family living or hosting guests.

Outside, the pretty garden is terraced with space to dine al fresco just in front of the house. A small stone outbuilding offers potential for a workshop. Behind the house, there's ample parking, and a charming driveway leads you in, enhancing the property's welcoming feel.

Despite its tranquil setting, the house is just a short walk from the local primary school and only 7km from the vibrant town of Lodève, with its shops, weekly market, and full amenities. A large supermarket is just 2km away, and access to the A75 motorway is also just 2km, making commuting to Montpellier (30 minutes away) quick and easy. Lake Salagou is also nearby, offering stunning nature and leisure activities.

This is a fantastic opportunity to own a character-filled family home in a beautiful setting with excellent transport links. A true gem for those seeking authenticity, space, and convenience in the South of France.

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