

645 000 €

Ref. 341V1268M

Mandate n°7973

**Buying house**

**8 rooms**

**Surface : 167 m²**

**Surface of the living : 51 m²**

**Surface of the land : 3670 m²**

**Year of construction : 1977**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : to renovate**

**External condition : to renovate**

**Couverture : tiles**

**Features :**

softener, Glazed, Piscine Au Chlore,  
Jaccuzi, Aspiration centrale, Automatic  
Watering, Low water Rhône

6 bedroom

3 terraces

2 bathrooms

2 showers

5 WC

1 garage

5 parkings

1 cellar

Energy class (dpe) : B

Emission of greenhouse gases (ges) : B



**House Montpellier**

In the heart of the charming village of Beaulieu. Traditional house of 180 m² of living space on a plot of 3670 m². The enclosed, wooded grounds offer a panoramic view of the Hérault countryside and in particular the Pic Saint loup! The house is made up of 3 levels: - A through and bright living room, with living room, dining room, fireplace with insert, a separate kitchen, a hallway with storage, two master suites each with its own bathroom and storage. Terraces on both sides. - Upstairs: 3 attic bedrooms, a bathroom, a small kitchenette. Two terraces and independent accesses allowing this level to be completely independent. - Half level: a garage with cellar and independent studio. Swimming pool, pool house with jacuzzi, shower and toilets. Services: Water from the lower Rhône, softener, reversible air conditioning, recent swimming pool pump. Automatic watering. Renovations are to be expected: glazing, certain shutters need to be repaired, infiltration in the garage (under assessment), facade, modernization of the interior.

**Legal information**

645 000 €

Fees paid by the owner,

