

455 000 €

For sale house

5 rooms

Surface : 126 m²

Surface of the land : 646 m²

Year of construction : 1881

View : Dégagée

Hot water : Electrique

Inner condition : a refresh

External condition : a refresh

Couverture : Tiling

Features :

Outbuilding, Pool

4 bedroom

1 shower

1 WC

1 garage

Legal information

455 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 3494 Montferrier-sur-Lez

In the heart of the sought-after village of Montferrier-sur-Lez, discover this charming family home, nestled on a wooded plot of 646 m², offering a peaceful and green living environment. The main house spans 126 m² and includes a large kitchen, a bright living room, 4 bedrooms, a shower room, as well as a separate toilet. A 65 m² workshop completes the property, providing multiple possibilities for customization depending on your plans: creative space, storage, playroom, office... A fully independent 30 m² one-bedroom apartment is a rare asset: perfect for rental income, hosting relatives, or running a side business. This property offers great potential, whether you want to settle your family there, invest, or combine living and work. A rare opportunity not to be missed!

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E
Estimated annual energy between 2660 and 3660 € (reference year 2025)
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Code NAF 703A - SIRET 420 451 155 00014 - Assurance responsabilité civile QBE

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