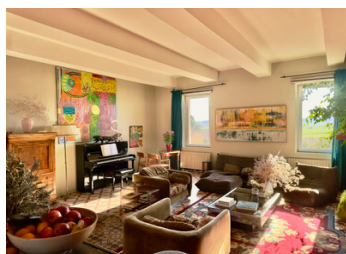
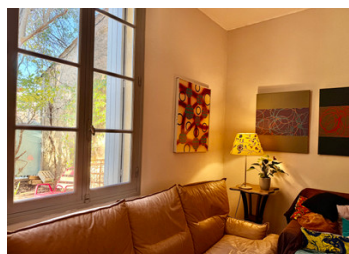


Montady, Hérault – Impressive 358 m Character House with Independent Studio, Large Garage and Panoramic Views



INFORMATION

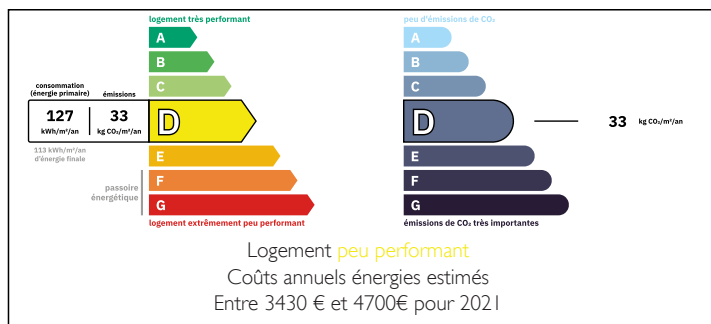
Town:	Montady
Department:	Hérault
Bed:	3
Bath:	2
Floor:	358 m ²
Plot Size:	80 m ²



IN BRIEF

A substantial 358 m² character house in Montady, Hérault, with panoramic views over the Étang, an independent 116 m² studio and a remarkable 128 m² winegrower's garage. Less than 15 minutes from Béziers and around 20 minutes from Mediterranean beaches, it offers exceptional flexibility as a spacious permanent home, large holiday residence or creative live/work property. The roof was completely renewed in 2024.

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.



LOCAL TAXES

Taxe foncière: 3000 EUR

NOTES

DESCRIPTION

Set in the historic village of Montady, less than 15 minutes from Béziers and around 20 minutes from the Mediterranean beaches at Valras-Plage, this impressive character house offers approximately 358 m² of living space, an 80 m² private courtyard garden, a 116 m² independent studio and a remarkable 128 m² winegrower's garage.

Arranged over four levels, with the accommodation occupying three floors above the garage, the property offers exceptional space for a permanent family home, large holiday residence, multigenerational living or a creative live/work project. The roof was completely renewed in 2024.

Behind the gated entrance, the peaceful courtyard garden provides a private space for outdoor dining and relaxation. Inside, a superb 67 m² open-plan living room, dining area and kitchen is filled with natural light and enjoys panoramic views across the historic Étang de Montady. A fireplace adds warmth and character. This level also includes a separate TV lounge, a large study or occasional fourth bedroom, and a WC.

Upstairs are two generous bedrooms, a family bathroom, a walk-in dressing room and an impressive 46 m² principal suite with a relaxation area and private bathroom.

The lower residential level contains a bright 116 m² studio, now fully equipped with a kitchenette, shower and WC. With beautiful views over the Étang, it is ideal as independent guest accommodation, an artist's studio, games room or additional family living space.

At street level, the substantial 128 m² garage offers parking for several vehicles, extensive storage, workshop space or potential for professional...