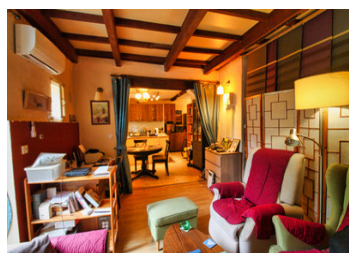


Rare! Ground floor apartment with river views and superb terrace in the heart of Lodève

EXCLUSIVE



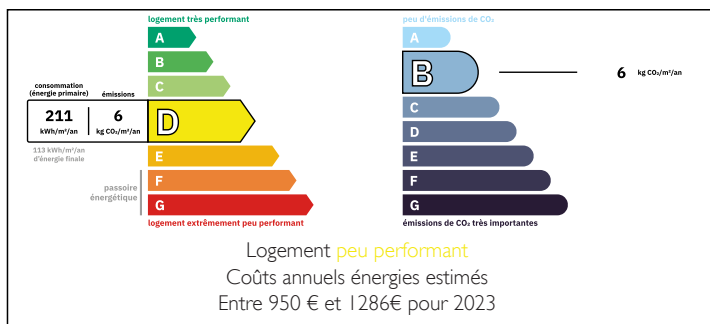
INFORMATION

Town:	Lodève
Department:	Hérault
Bed:	0
Bath:	1
Floor:	53 m2
Outside Space:	35 m2

IN BRIEF

The river views from this superb terrace are hard to beat. Situated in the vibrant centre of Lodève, this ground floor apartment with independent entrance offers 53m² of living space, perfectly positioned within walking distance of all local amenities, cafés, shops, and the popular weekly Saturday market.

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: 1061 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property boasts a stunning 35m² terrace with an uninterrupted view down the river, ideal for soaking up the sun or enjoying al fresco dining. An outbuilding with built-in BBQ just off the terrace make entertaining easy and convenient.

Inside, the apartment features a spacious open-plan living area with a fully fitted kitchen, dining space, and a cosy lounge warmed by a pellet-burning stove. Cleverly designed, the bedroom area is subtly separated to create a sense of privacy. The modern bathroom includes a walk-in Italian shower, basin, and toilet.

Additional features include a conservatory, a separate wc and a generous cellar for storage. The apartment forms part of a small copropriété.

Lodève is a lively and welcoming town, ideally located just 55km from Montpellier and 67km from Béziers, with direct access to the A75 motorway, offering excellent transport links.

This apartment offers the perfect mix of character, convenience, and outdoor space — ideal as a permanent home, holiday retreat, or investment. This apartment does not have a garage or private parking.

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