

## Charming 3-Bedroom 2 bath villa with panoramic views near Lodève and Lac du Salagou

EXCLUSIVE



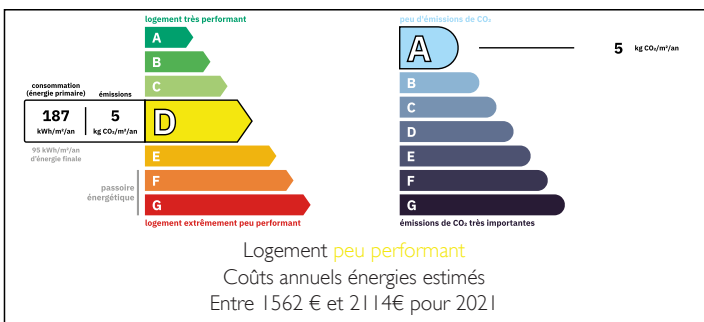
## INFORMATION

Town:	Lodève
Department:	Hérault
Bed:	3
Bath:	2
Floor:	115 m <sup>2</sup>
Plot Size:	1468 m <sup>2</sup>

## IN BRIEF

Located in the peaceful hamlet of Mas Delon, just 7km from the vibrant town of Lodève, this spacious 3-bedroom, 2-bathroom villa offers 115m<sup>2</sup> of comfortable living space, perfect as a family home or a lock-up-and-leave holiday retreat.

## 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.



## DESCRIPTION

Originally built in 1985 and thoughtfully renovated and extended by the current owners in 2009, the property blends charm and modern comfort. At the heart of the home is a welcoming 32m<sup>2</sup> living room with beautiful exposed beams, a wood-burning stove, and French doors that open onto the garden. The adjacent kitchen, which opens onto a lovely terrace with sweeping views, is the only area awaiting renovation — offering the chance to personalise it to your taste. In this original part of the house there are also 2 bedrooms and a family bathroom with roll top bath.

The extension includes a generous master suite with double height ceiling and an en-suite shower room, an adjoining study area and a practical laundry room. This home feels light and spacious, and offers seamless indoor-outdoor living.

Set on a large, private plot of nearly 1500m<sup>2</sup>, the garden is a tranquil haven with panoramic views of the surrounding countryside. There's ample space to add a pool if desired, and the terrace is perfect for al fresco dining while enjoying the scenery. The property also includes a garage with internal access and parking for several vehicles.

Mas Delon is part of the commune of Le Puech, nestled just 4km from the stunning Lac du Salagou — ideal for swimming, sailing, hiking, and nature lovers. The lively town of Lodève, with all amenities and a popular Saturday market, is just a short drive away. The A75 motorway provides easy access to Montpellier...

## LOCAL TAXES

**Taxe foncière: 1077 EUR**

**Taxe habitation: EUR**

## NOTES