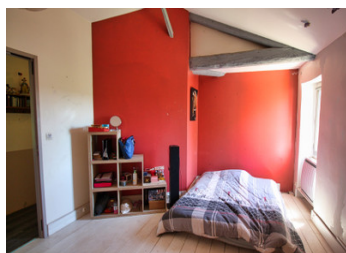


Charming 3 bedroom stone Mas in the Hamlet of Saint Martin, Le Bosc close to the town of Lodeve and A750/75



INFORMATION

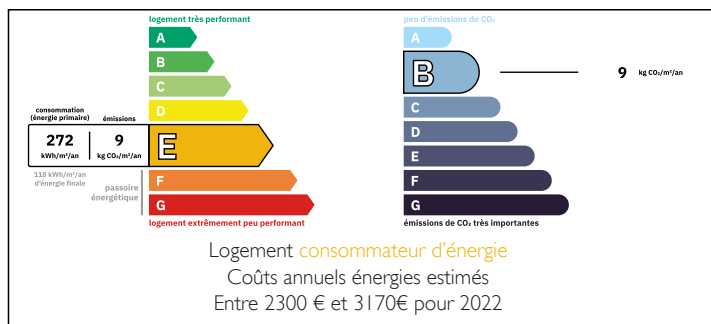
Town:	Lodève
Department:	Hérault
Bed:	3
Bath:	2
Floor:	112 m2
Plot Size:	6095 m2



IN BRIEF

Situated in the peaceful and picturesque hamlet of Saint Martin, in the commune of Le Bosc, this characterful stone mas from 1836 offers a rare combination of charm, space, and excellent access to amenities. Set on over 6000m² of terraced land, the property is surrounded by mature trees and Mediterranean plants, with agricultural water available—ideal for garden lovers or a smallholding project.

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.



DESCRIPTION

The house offers 112m² of character-filled living space spread over three floors. On the ground floor, a spacious open-plan living room and kitchen provide a warm, sociable heart to the home. Upstairs, there are three generously sized bedrooms, a shower room, and a bathroom—perfect for family living or hosting guests.

Outside, the pretty garden is terraced with space to dine al fresco just in front of the house. A small stone outbuilding offers potential for a workshop. Behind the house, there's ample parking, and a charming driveway leads you in, enhancing the property's welcoming feel.

Despite its tranquil setting, the house is just a short walk from the local primary school and only 7km from the vibrant town of Lodève, with its shops, weekly market, and full amenities. A large supermarket is just 2km away, and access to the A75 motorway is also just 2km, making commuting to Montpellier (30 minutes away) quick and easy. Lake Salagou is also nearby, offering stunning nature and leisure activities.

This is a fantastic opportunity to own a character-filled family home in a beautiful setting with excellent transport links. A true gem for those seeking authenticity, space, and convenience in the South of France.

LOCAL TAXES

Taxe foncière: 926 EUR

Taxe habitation: EUR

NOTES

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