



Bastide

SOMMIERES (30)

987 000 €\*  
\* Agency fees to be paid by the seller



180 m<sup>2</sup>



6 pièce(s)



4 chambre(s)

## PROPERTY DESCRIPTION

Knock, come in and let yourself be charmed by this elegant bastide nestled on the heights of Sommières, offering a breathtaking view from upstairs. Built in 1998 in claret stone according to geobiological principles that respect the environment, this house of almost 200m<sup>2</sup> offers you optimal living comfort. On the ground floor, a spacious living room, a dining room, a fully equipped friendly kitchen of 30m<sup>2</sup>, a laundry room, as well as two bedrooms and a bathroom await you. Upstairs, two other bedrooms, a bathroom, a mezzanine of approximately 30m<sup>2</sup> opening onto an aerial terrace of 38m<sup>2</sup> (including 6m<sup>2</sup> covered), offering a panoramic view of the surrounding area. Outside, an infinity pool surrounded by a beach made of local stones invites you to enjoy the beauty of the landscape in complete privacy. The bastide is located on an old terraced olive grove, where you can admire Mediterranean species, oleanders, lavender, rosemary, as well as fig trees and vines which adorn the 2000 m<sup>2</sup> of land. A few minutes from the heart of Sommières, this medieval and tourist town highlights its rich past through its ramparts. This bastide offers an ideal setting for those seeking calm and serenity. A visit is essential to fully appreciate this exceptional property. For more information, please request the complete file." Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

\*\* ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



**Valérie BERTHON**

**MAUGUIO (34130)**

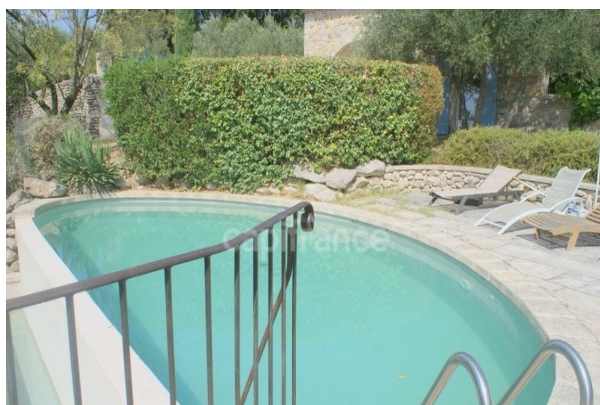
Agent

RSAC : 513 870 212 00026

Courts service city :  
MONTPELLIER

**(+33)7 78 64 37 09**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 823676

Property type ..... Bastide

Year of construction ..... 1998

Exposure ..... TRAVERSANT E-W

✓ Vue dégagée, Panoramique, sur Jardin, sur Piscine

### SURFACES

Living space ..... 180 m²

Living room surface ..... 33 m²

Land surface ..... 2312 m²

### COMPOSITION

Number of rooms ..... 6

Number of bedrooms ..... 4

Toilets count ..... 2

Washrooms ..... 2

Terrace ..... 1

### DPE/GES

DPE ..... 128

GES ..... 23

### APPENDIX

Parking ..... couvert

Parking space ..... 1

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... solaire

Heater ..... fuel

Kitchen ..... américaine

Swimming-pool ..... Yes



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle