

Charming village house with roof terrace in a pretty village close to Clermont L'Hérault. Perfect holiday home

EXCLUSIVE



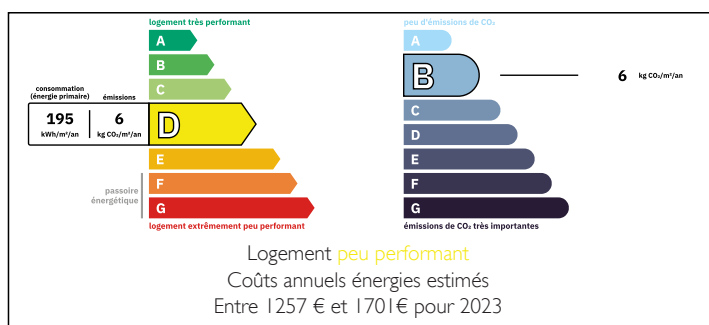
## INFORMATION

Town:	Nébian
Department:	Hérault
Bed:	3
Bath:	1
Floor:	81 m2
Plot Size:	13 m2

## IN BRIEF

Situated in the heart of the village of Nebian and spread over 4 floors, this house offers 81m2 of habitable space and character features in abundance. Perfect as a holiday home with rental potential and ideally situated in this sought after area, with plenty of things to see and do and access to lakes, rivers, mountains, cities and the sunny mediterranean beaches. Some work required.

## 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

As is typical with many village houses, the main living area is not on the ground floor. Here, at street level is a cellar (9m<sup>2</sup>) ideal for storage, a utility area and the bathroom (7m<sup>2</sup>) with bath and overhead shower, basin and wc.

On the first floor is a large open plan living area which stretches the full depth of the house (28m<sup>2</sup>) and is dominated by an impressive original fireplace with open fire. At one end of the room is the rustic style kitchen/ dining area and at the other end, to the front of the property is a living room area. With tiled floors, exposed beams and plenty of nooks and crannies, this room is cosy and characterful.

On the second floor there is a bedroom to the front (9m<sup>2</sup>) with walk in storage, a second bedroom /study (10m<sup>2</sup>) (chambre obscure) to the rear and a separate wc with hand basin.

On the top floor is a good sized, lovely and light main bedroom (12m<sup>2</sup>) which leads onto the terrace (13m<sup>2</sup>) with views over the rooftops of the village. This is a lovely, sunny spot perfect for drinking your morning coffee or an aperitif or for simply lazing away the afternoons with a good book! No private parking or garage.

If you're searching for a holiday bolthole with lots of original character features, look no further! This house is exactly what you imagine when you think of a typical french village house, quirky, wonky...

## LOCAL TAXES

Taxe foncière: 373 EUR

Taxe habitation: EUR

## NOTES