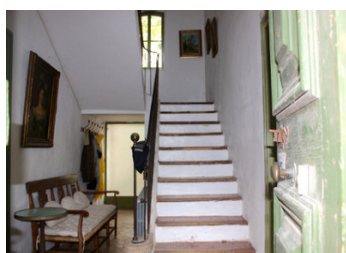


Exceptional character property with pool, independent studio and large constructible garden. Work required.

**EXCLUSIVE**



**ENERGY - DPE**

DPE not required.

## INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Clermont-l'Hérault |
| Department: | Hérault            |
| Bed:        | 7                  |
| Bath:       | 7                  |
| Floor:      | 382 m2             |
| Plot Size:  | 3350 m2            |

## IN BRIEF

In a quiet hamlet near the town of Clermont L'Herault, exceptional character stone property with 7 ensuite bedrooms, independent studio, large garden, pool and outbuildings. The garden is constructible and could be divided. 2 mins A75 motorway (45kms to Montpellier centre), 5 mins centre of town, 10 mins Lake Salagou. Whilst the house is completely habitable, extensive renovation work is required.

With 382m2 of habitable space on 3350 m2 of constructible land, this property has much to offer. Bursting with character features which have been carefully preserved in the renovation work which has been undertaken, the house does still require considerable work. Ideally situated within walking distance of shops and restaurants, yet hidden down a pretty lane and surrounded by trees, it's the perfect location.

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: 2774 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

The main house of 345m2 comprises:

On the ground floor:

- large kitchen / dining room (50m2) with 4 sets of french doors leading onto the terrace and walled garden
- a lounge (28m2) with open fireplace and french doors onto the terrace
- entrance hallway with stone staircase leading to one side of the first floor
- toilet under the stairs.
- 2nd reception room (42m2)
- laundry room (12m2) with access onto the garden
- inner hallway (13m2) with 2nd stone staircase leading to the other side of the first floor
- 1 bedroom /office with ensuite shower room and access onto the garden (23m2)

On the first floor:

On one side:

- Parental suite with elegant, light and spacious bedroom (33m2), with magnificent floor to ceiling windows overlooking the garden
- Ensuite bathroom (14m2) with roll top bath, walk in shower, antique hand basin, wc and a walk in wardrobe.
- 2nd bedroom, double aspect (17m2) with ensuite shower room
- 3rd bedroom ((19m2) with a marble fireplace and ensuite shower room
- 4th bedroom (9m2) with ensuite shower room

On the other side: this side of the house could be made into an independent apartment with separate entrance. It comprises:

- 5th bedroom (17m2) dual aspect and with ensuite shower room
- 6th bedroom (12m2) with ensuite shower room
- small kitchen (7m2) with sink and units