

Pretty stone village house to renovate with terrace. Great investment or holiday home. Lots of character!



## INFORMATION

Town:	Nébian
Department:	Hérault
Bed:	2
Bath:	2
Floor:	72 m2
Plot Size:	15 m2

## IN BRIEF

Lots of potential for this corner house in a quiet street of the village of Nebian. Bursting with character, with exposed beams, an enormous fireplace and lovely tiled floors and staircases, this little house offers about 72m2 habitable space to organise as you choose. A lot of work is required but the potential is there to create a really charming home.



## ENERGY - DPE

DPE blank.

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 currently comprises:

On the ground floor you enter into a rustic kitchen with tiled floor (9m<sup>2</sup>), a shower room and a further room to the rear (15m<sup>2</sup>) with access onto the side street.

On the first floor is a cosy living room with an impressive open fire place, a bedroom (15m<sup>2</sup>) with painted stone walls and a basic ensuite shower room.

On the second floor is a second reception room or bedroom (15m<sup>2</sup>) with a few steps leading up to the south facing terrace (15m<sup>2</sup>).

Nebian is a medieval village steeped in history and is surrounded by wonderful walks in the vines and olive groves. It has a lively community with lots of activities and clubs. There is a bar/cafe, a primary school, a post office, excellent doctors surgery and a weekly produce market every friday morning. The town of Clermont L'Herault with shops, restaurants, schools, cinema, theatre and a lively weekly market every Wednesday is only 2kms away. With the airport of Montpellier only 58kms away and Beziers 46 kms away, both with budget International flights and trains, Nebian is very well situated. For water sports enthusiasts and nature lovers, Lake Salagou is a short 10 minute drive and the sunny mediterranean beaches only half an hour. Spain is only an hour and a half down the road!

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

All measurements are approximate.

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