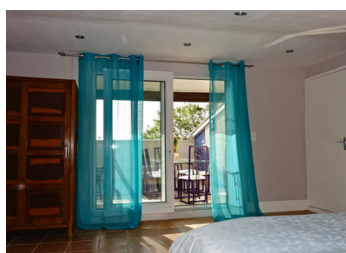
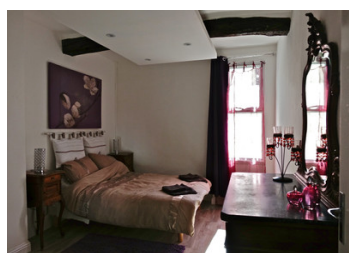


Delightful 4 bedroom, 2 bath traditional house with terrace in pretty village with amenities close to Pezenas.



INFORMATION

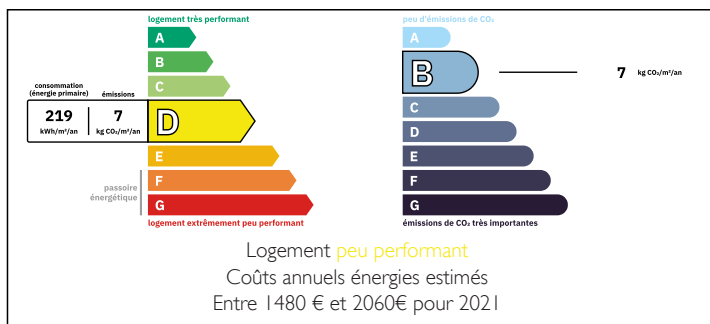
Town:	Bélarga
Department:	Hérault
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	20 m2



IN BRIEF

Situated in the heart of the sought after village of Belarga with the river Herault flowing through it, this delightful character house offers 120m2 of living space over 3 floors, including 4 bedrooms and 2 bathrooms. With a south facing sunny roof terrace with far reaching views, it is fully renovated to a high standard and is the perfect mix of contemporary style and original character features. It would make a cosy home or superb holiday bolt hole with rental potential.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

As with many traditional village properties this one is terraced. The main entrance at the front takes you directly into the fully fitted kitchen (13m²), which in turn leads into an L shaped living /dining room with an open fireplace. There is also a handy toilet on this floor.

A stone staircase leads up to the first floor where there are 3 good sized bedrooms (11.3, 11.8 and 13.7m²) one of which is a "chambre obscure" with a window only onto the hallway. These bedrooms are served by a contemporary shower room (3m²).

On the second floor is a large, light bedroom with sliding glass doors onto the superb terrace. It has a sloping ceiling and a floor area of 27m² (with 18m² with height in excess of 1.8m) There is a summer kitchen in the corner of this room which is perfect for entertaining on the terrace and there is also a shower room.

The whole house has been renovated with taste and is ready to move in straight away. There are beams, whitewashed or exposed stone walls and tiled or wooden floors throughout. It is double glazed and has a fairly new roof. There is no garage but there is parking in the road front of the house.

This house is located in the charming medieval village of Belarga with amenities such as a grocery store, a primary school and a post office and just a few minutes walk from the house you can...