LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A17023 Price: 390 000 EUR

agency fees to be paid by the seller

Substantial character stone property in beautiful village location.

EXCLUSIVE















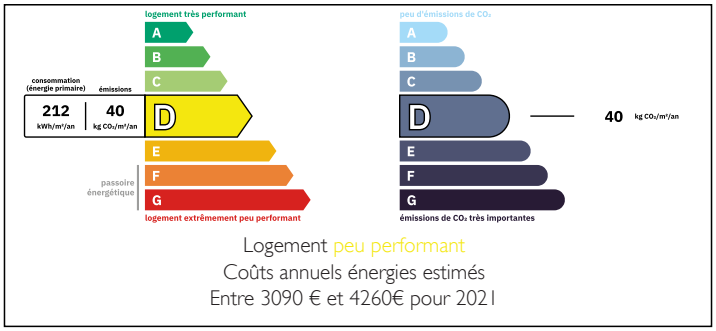
INFORMATION

Town:	Joncels
Department:	Hérault
Bed:	8
Bath:	4
Floor:	380 m2
Plot Size:	900 m2

IN BRIEF

Substantial old character building on the edge of a historic village and surrounded by the beautiful countryside of the Parc Naturel du Haut Languedoc.
The property was originally part of the old Romanesque abbey of St Pierre aux Liens.
The historic building offers around 380 m2 of living space over 3 floors with a private walled garden and courtyard plus large terrace overlooking the garden.
It can easily be divided up into separate living spaces / apartments. Some of the rooms have fireplaces and beautiful, architectural features including vaulted ceilings on the ground floor and an old stone staircase leading from the terrace to the courtyard.
The enclosed garden has a basin which is fed by a spring that flows all year round with reminders that the village is on the route to St Jacques de Compostela.
To the side of the garden you find a large counter-current jacuzzi spa plus 2 additional small outbuildings.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3090 € et 4260€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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LOCAL TAXES

Taxe foncière:	**1830 EUR**

NOTES

DESCRIPTION

The building of around 380 m2 consists of:
GROUND FLOOR
There are 2 entrances to access the building, one entrance from the village road leading onto a vaulted reception room the other entrance from the side of the house opening to the courtyard and stone stairs leading to the terrace and doors on the 1st floor living space. From the road you enter the house into a large reception room with a fireplace, next to the fireplace there is a small pantry perfect for storing wine. From the 1st reception room there are to further good-sized rooms, one setup as a kitchen diner the other as 2nd reception room with French doors leading to the garden and a separate opening to a garden room with large glass windows opening up to the courtyard. On the ground floor you also find a good-sized utility room and separate toilet plus the main staircase leading to the first floor.
FIRST FLOOR
On the first floor all rooms lead of from a large hallway including 3 good sized double bedrooms of which one has an ensuite shower room and 2 have fireplaces. There also is a separate good sized office room. On the same floor you find the kitchen diner with wood burning stove and French doors leading onto a large terrace overlook the mature walled garden. Off the hallway there also a separate guest toilet. All room on the first floor are connect to a central heating system.
SECOND FLOOR
Continuing from the main staircase the second floor currently has 6 double bedrooms one with ensuite shower room another with ensuite bathroom plus and additional separate shower room. Again all of the rooms are connect to the central heating system and lead of a generous hallway.

Mains water supply and drainage
Hot water supplied by two electric heaters
Recent electricity, plumbing and roofing
Gas central heating...

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