

Absolutely charming character stone house with garden in a pretty village close to Clermont l'Herault.



INFORMATION

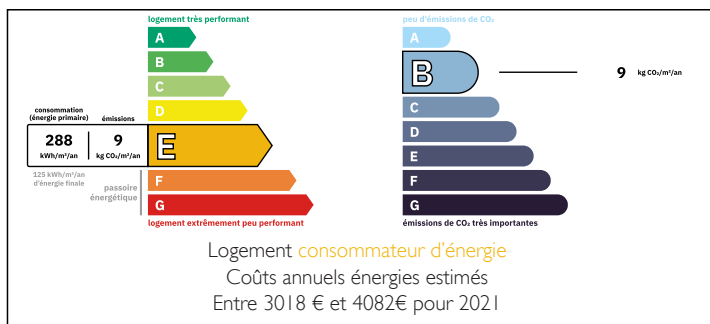
Town:	Clermont-l'Hérault
Department:	Hérault
Bed:	4
Bath:	2
Floor:	174 m2
Plot Size:	346 m2

IN BRIEF

Packed full of original features and traditional charm this house is ideally situated in the pretty village of Cabrières which has local amenities and is just 10 mins from the busy market town of Clermont l'Herault and access to the A75 motorway, which takes you to Béziers (42kms), Montpellier (50kms) and Spain in an hour and a half.

The property is situated at the end of a quiet lane and is accessed by wrought iron gates which lead into the garden and a covered parking place. This access is shared with a neighbour. A flight of stone steps lead up to a small terrace with a built in BBQ, and to the main entrance to the house. Through this you enter into a world of exposed beams, beautiful old tiled floors and well proportioned rooms with high ceilings....

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 foncière: 667 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

You enter into a large room with a country style kitchen at one end and a living /dining room with a wood burning stove at the other end. A few steps lead into a dining room/study. Also on this floor there are 2 large bedrooms, one of which has an external door leading down some steps to a private, shady corner of the garden. There is also a shower room with toilet.

A flight of stairs leads up to a large landing off which there are 2 very large bedrooms one of which leads onto a 20m2 roof terrace with far reaching views. There is a kitchenette on this floor and a bathroom with toilet to serve these bedrooms. This property could be split into 2 apartments.

On the third floor a large attic provides lots of storage space.

At garden level but accessible from inside the house as well, there are 4 large vaulted cellars providing lots of storage. The garden has a well and offers shady corners for relaxing.

This property is full of charm. It requires some work but would make a lovely large family home or a characterful holiday home with rental potential.

Property in a nutshell:

1st floor

Living room/kitchen 35m2

Dining room/study 18,3m2

Bed 1 19m2

Bed 2 ...