

Beautifully renovated character village house , 3 bed, 2 bath close to Gignac and the A750 to Montpellier.



INFORMATION

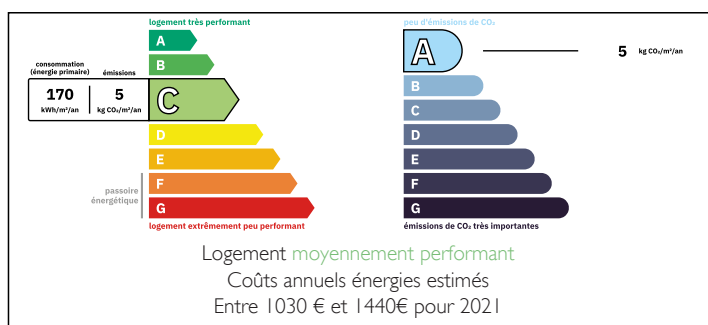
Town:	Aniane
Department:	Hérault
Bed:	3
Bath:	2
Floor:	98 m2
Plot Size:	0 m2



IN BRIEF

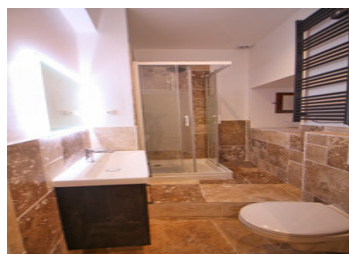
Situated in the heart of the sought after village of Aniane, within walking distance of all the amenities, this traditional village house has been recently renovated throughout to a very high specification. Offering 98m² of living space spread over 2 floors with a spacious cellar/workshop at street level, this delightful property is a perfect combination of traditional charm and contemporary features. Perfect as a family home or a lock up and leave holiday home 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.



DESCRIPTION

On the first floor is a light and spacious living room with French doors onto a Juliette balcony overlooking the street. Adjacent to the living room is a newly fitted kitchen and beyond that, a good sized bedroom. Also on this floor a fully tiled shower room with wc. Tiled throughout with beautiful travertine tiles, newly plastered and white washed walls and ambient lighting make this living space elegant and fresh.

On the second floor are 2 very spacious bedrooms, one with a large walk in cupboard and the other with plenty of space for storage. An office space links the bedrooms and leads to a second fully tiled shower room with walk in shower, vanity and wc. The loft space offers the possibility of further extending the property.

LOCAL TAXES

Taxe habitation: EUR

On the ground floor, a large vaulted cellar houses the washing machine and is ideal as a workshop or for storing bikes etc.

This is a complete and carefully thought out renovation. New electrics and plumbing, insulation and decoration throughout, new flooring and lighting make this a perfect blank canvas to just move into and enjoy.

NOTES

Situated in the old part of Aniane village it is in the heart of this vibrant and active community. Aniane has several restaurants and cafes, shops, primary school and post office. It is only 7 minutes by car from Gignac where there is a weekly market, secondary school and several big supermarkets as well as access to the A750 motorway taking you...