

Sublime stone family home with gîtes, garden, terraces, swimming pool and shed with easy parking.



INFORMATION

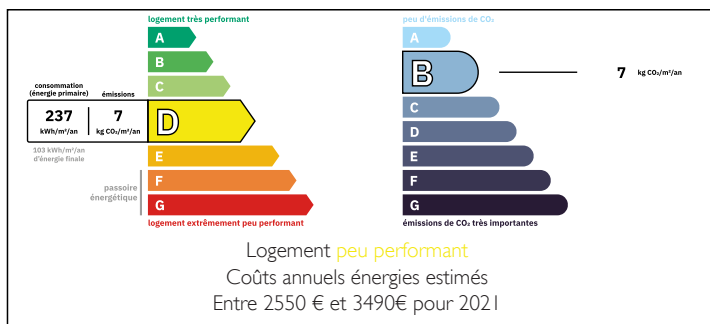
Town:	Faugères
Department:	Hérault
Bed:	8
Bath:	6
Floor:	375 m2
Plot Size:	584 m2

IN BRIEF

Beautiful stone-built property in a medieval village, with a total surface area of 180 m², comprising a garden, swimming pool, terrace and studio, as well as a separate house with 2 gîtes and a large shed. The main house has a large 2022 kitchen, a large living room with an insert in a period fireplace, three bedrooms, a large study as well as a shower room and a bathroom. Authentic features such as exposed beams, restored and glazed terracotta floor tiles, skylights and a covered terrace overlooking the swimming pool add to the charm of this secluded property. A second house houses 2 gîtes, each with a cosy living room and two bedrooms. One has a private terrace. There is also a studio that can be used as a chambre d'hôte, providing additional accommodation. There is also a...



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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: 2549 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Layout and Features :

This magnificent residence has several entrances.

Ground floor: Studio with large lounge (26 m²), bedroom (17.50 m²), games room (23 m²) and shower room (3 m²).

Garden level: Living/dining room (46.50 m²), fully equipped modern kitchen (26.50 m²), bedroom (18.50 m²), shower room with wc (3 m²).

First floor: hall (17 m²), 2 bedrooms (18 and 24 m²), study (16 m²), bathroom (8 m²).

The gîtes: The gîte on the ground floor has a kitchen (16 m²), a living room (18 m²), a shower room (5 m²), two bedrooms (11 and 15 m²), one of which has a shower room (2.50 m²).

The first floor gîte has a living room (35 m²), a terrace for al fresco dining, a utility room (1.50 m²), a bathroom (4 m²) and two bedrooms (7 and 12 m²).

The two gîtes can be rented as one if you have a larger family.

The sunny garden is the perfect place for family get-togethers around the swimming pool, which is very popular when the weather is fine.

The heating system consists of an insert in the fireplace, a pellet stove and electric radiators.

The property is connected to mains drainage.

Faugères, famous for its world-renowned vineyards, is also a remarkable village situated in the foothills of the Cévennes and enjoys a mild climate. The charm of its typical narrow streets with their Saracen vaults and 12th century ramparts. Faugères is a village where you can still see the traces of its history. The garrigue, the dry-stone walls...