

Charming village property with spacious terrace close to the stunning Hérault river



INFORMATION

Town:	Bélarga
Department:	Hérault
Bed:	3
Bath:	1
Floor:	120 m2
Plot Size:	28 m2



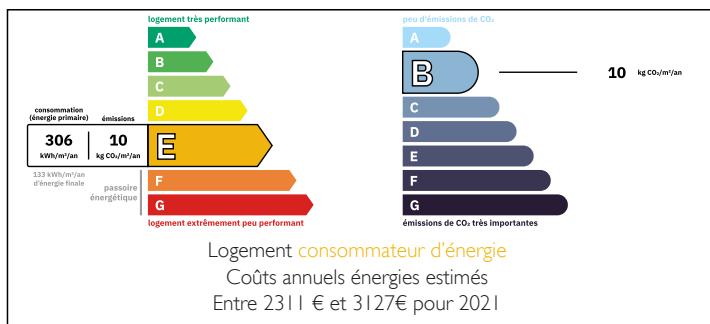
IN BRIEF

New and Exclusive to Leggett Immobilier: This charming Bélarga village home boasts a well-equipped kitchen with a dining area and storage. It opens into a spacious 50m² lounge featuring restored stone arches, an open fireplace, and large arched double doors that lead to a 27m² terrace, perfect for outdoor dining and relaxation by the river.

Upstairs, the home offers two large, bright bedrooms (19m² and 17m²) and a smaller bedroom (13m²), all filled with natural light. The recently renovated bathroom includes a shower, double sinks, and a WC, with an additional separate WC. There's also access to a 50m² attic, ideal for storage or reconfiguration.

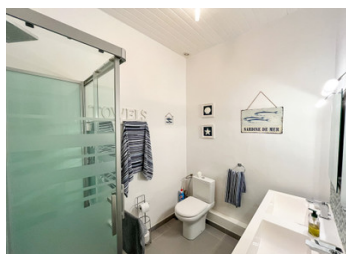
Ready for immediate move-in, this fully furnished property would benefit from some redecoration and is located just 10 minutes from Pézenas and under

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

Nestled in the historic quarter of Bélagra and near the bustling market town of Pézenas, this charming old stone village property is an ideal retreat, whether for holidays or a permanent home. Follow the cobbled streets to the entrance of this former schoolhouse, located next to the historic Eglise Saint-Etienne and close to the banks of the Hérault River. Here, you can relax, picnic, or enjoy kayaking on the river.

As you enter, you'll find a well-appointed kitchen with ample cooking space, a small dining area, and a storage cupboard. The kitchen leads into a spacious 50m² lounge adorned with beautifully restored stone arches that evoke the charm of ancient France. The large stones add character to the room, which offers plenty of space for relaxation and dining. The lounge also features an open fireplace and large arched double doors that flood the room with light and open onto a 27m² terrace. Imagine dining or relaxing outdoors with the soothing sounds of the river and birds singing, making this terrace a true village gem. The terrace also includes a storage shed and gated access to a no-through road.

Ascending the original stone staircase, you'll arrive at a hall with traditional decor and a large landing. Here, you'll find two bright and spacious bedrooms measuring 19m² and 17m², both with large windows that fill the rooms with light. There is also a smaller 13m² bedroom. The recently refurbished bathroom is modern and clean, featuring a shower, double...

LOCAL TAXES

Taxe foncière: 315 EUR

Taxe habitation: EUR

NOTES