

Ecologically-renovated 2-bed stone artist's house with 2 barns, a terrace, a lovely view and a small garden.



## INFORMATION

Town:	Vélieux
Department:	Hérault
Bed:	2
Bath:	1
Floor:	75 m <sup>2</sup>
Plot Size:	50 m <sup>2</sup>

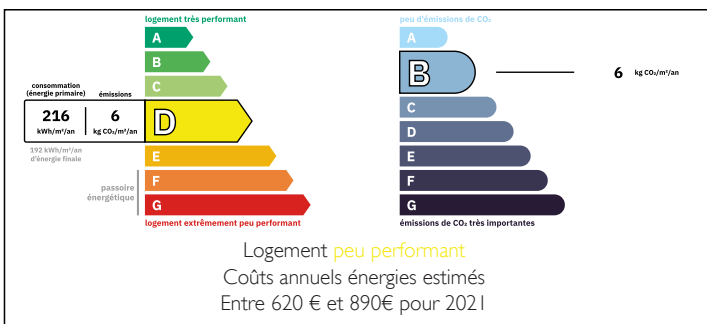


## IN BRIEF

Situated in the beautiful hills above the Minervois and the Mediterranean plain, this village is surrounded by refreshing meadows, woods and birdsong, and has quite a different atmosphere. The house is cosy and compact, and has its private terrace and little garden, plenty of storage but also two barns which can be renovated and used for many purposes!



## ENERGY - DPE



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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.



## DESCRIPTION

The entrance to this house, off the quiet road which serves only this village of 100 people, is by the private terrace of 14m<sup>2</sup>, which looks out over the little garden (24.5m<sup>2</sup>) and the nearest of the two barns. It leads into the kitchen/dining area, which has a woodburning stove and is lined with insulating hemp and lime render. It has a warm atmosphere, exposed timber beams and three double-glazed windows.

Next to this is the living room of 18m<sup>2</sup>, with two windows (all the windows are double-glazed), exposed beams and the same insulating render on the walls. From here there is a stair down to the storage cellar, which also serves as a utility room. It would be possible to convert part of this into a living space also, and one can walk out onto a piece of land (11m<sup>2</sup>) belonging to the property, with the little garden and the barns opposite.

Upstairs from the living room is a landing giving access to a double bedroom of 10m<sup>2</sup>, with large wardrobe area and a beautiful easterly view from the window; a shower room with W/C, and an artist's studio of 15m<sup>2</sup>, which can be used as a second bedroom.

The house is heated by the woodburning stove and by freestanding electric heaters.

The barns, just across a little communal pathway, measure 12.7 by 3.2m and 7.5 by 4.5m approximately, on two floors, and one has an entrance on the opposite side, where there is another village...

## LOCAL TAXES

Taxe foncière: **277 EUR**

## NOTES