

## Renovated village house, 2 bedrooms, 2 shower rooms



## INFORMATION

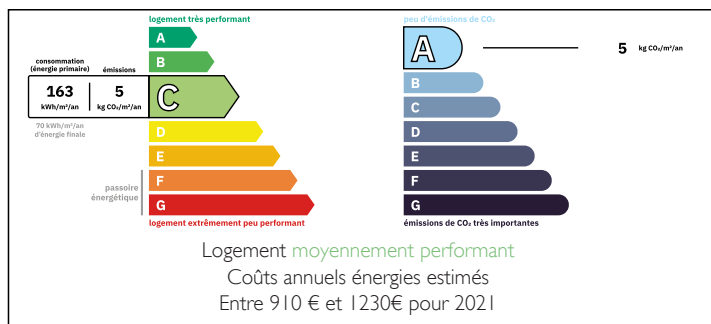
Town:	Hérépian
Department:	Hérault
Bed:	2
Bath:	2
Floor:	87 m2
Plot Size:	0 m2

## IN BRIEF

In the heart of the charming village of Hérépian with all amenities, restaurants and a primary school, in a quiet and pleasant area, you'll find this exceptionally charming village house. Renovated, this cosy house offers a kitchen, living room, two bedrooms and two shower rooms on 3 floors and 87 m<sup>2</sup> of living space. Ideal as a pied-à-terre in the South of France, it is also ideal for a couple with a child thanks to its good energy rating.



## 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

The front door leads to the first bedroom with en-suite shower room, which has been adapted for the disabled. Stairs lead up to the fitted kitchen. Upstairs there is a lounge, a shower room and the second bedroom is on the beautiful mezzanine.

Technical details:

PVC double glazed joinery

Electric heating and reversible air conditioning in the lounge and mezzanine

Mains drainage

Rock wool insulated roof

VMC

Hérépian is strategically located in the Orb Valley, a real "crossroads" thanks to its geographical position in the Hauts Cantons de l'Hérault, between the sea and the mountains. Ideally located for tourist and sporting activities, not to mention the exceptional panoramas of our region. 45 minutes from the beaches, 30 minutes from Béziers and less than 1 hour from the airports.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe foncière: 726 EUR**

**Taxe habitation: EUR**

## NOTES