

Character stone village property with 3 bedrooms, courtyard and storage room

EXCLUSIVE



INFORMATION

Town:	La Livinière
Department:	Hérault
Bed:	3
Bath:	1
Floor:	86 m ²
Plot Size:	20 m ²

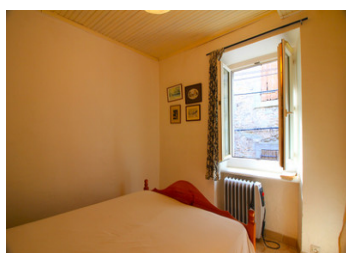
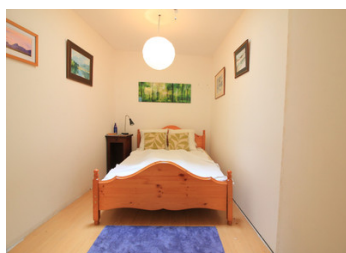
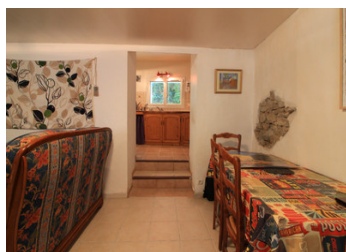
IN BRIEF

This charming stone property is located in the idyllic village of La Livinière, offering a perfect blend of rustic charm and modern comforts.

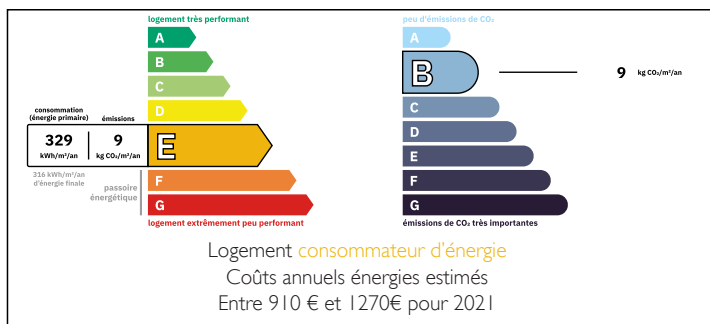
Upon entering, you are welcomed into a spacious lounge featuring a cozy fireplace, ideal for relaxing or entertaining. A staircase leads to a well-appointed, fitted kitchen, which opens onto a private 20m² courtyard—perfect for outdoor dining, entertaining, or simply unwinding in a peaceful setting.

The first floor boasts three bright and spacious bedrooms, providing ample comfort. A separate WC and a shower room add convenience to this charming home.

Additionally, the property includes a handy 18m² storage room with front access, offering practical solutions for extra storage.

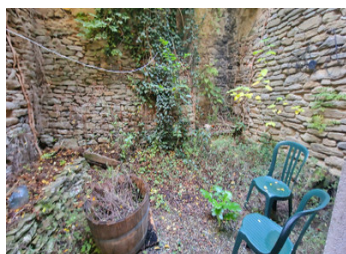
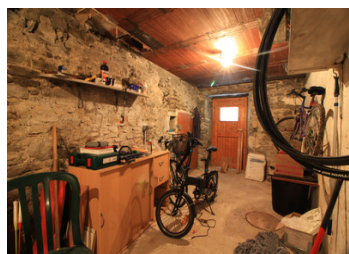


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 370 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property benefits from double glazing , tiled flooring , chimney with insert.
Some updating required but in overall good condition

Room Measurements:

- **Lounge:** 20 m²
- **Kitchen:** 11.81 m²
- **Courtyard:** 20 m²
- **Storage:** 18 m²
- **WC:** 1.78 m²
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- **Stairs to First Floor:**
- **Bedroom 1:** 12.54 m²
- **Bedroom 2:** 17 m²
- **Bedroom 3:** 7.86 m²
- **Shower Room:** 4.27 m²
- **WC:** 1.50 m²
- **Hallway:** 2.45 m²

Located in the charming village of La Livinière, this property is perfectly positioned to explore the stunning region of southern France. It's just 33 km from the historic citadel of Carcassonne, 33 km from the ancient Roman town of Narbonne, and only 47 km from the beautiful Mediterranean beaches.

For daily conveniences, a supermarket and other amenities can be found in Peyriac-Minervois, just 8 km away.

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