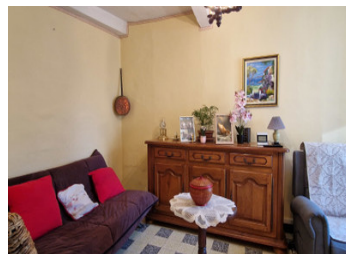


4-bed, 2-bath village house from 1611, new roof, courtyard garden, 2-storey stone barn (110m ) to renovate.



## INFORMATION

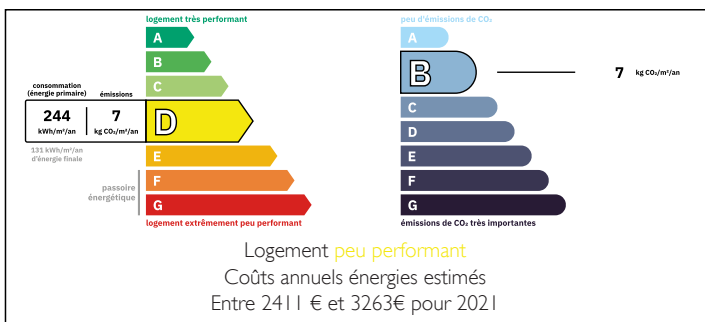
Town:	Cruzy
Department:	Hérault
Bed:	4
Bath:	3
Floor:	178 m2
Plot Size:	51 m2



## IN BRIEF

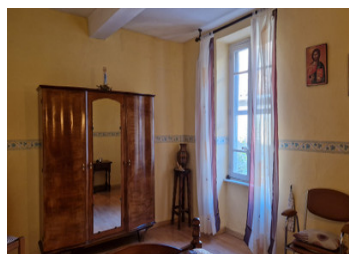
This ancient house is set on the tree-lined square in the centre of a lovely winemaking village near the Canal du Midi and between the Montagne Noire and the coastal plain, whose history started in the age of dinosaurs. It is rich in architecture from the 11th to the 18th century - one can spot the old stone arches and mullioned windows, and the village château!

## 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 habitation: EUR

## NOTES

## DESCRIPTION

The front door opens into a lobby, then to a hall serving the two reception rooms of 19.27m<sup>2</sup> and 11.55m<sup>2</sup>, both facing west onto the village square. Facing the courtyard garden to the east, is the fitted dining/kitchen of 13.2m<sup>2</sup> with white panelled doors and an extra storage cupboard. In the hallway is the main staircase.

There is also a side entrance, leading into the former kitchen of 15.66m<sup>2</sup>, with a smart modern shower room off it. This back kitchen also has a staircase, which gives the opportunity of dividing the house into two units.

On the first floor are three spacious bedrooms of 14.3m<sup>2</sup>, 18m<sup>2</sup> and 21.5m<sup>2</sup>. Each has panelled double doors, two face west and one east onto the courtyard. On this floor are a shower room of 5.7m<sup>2</sup> and a separate WC with basin, plus an ante-room leading to the second staircase.

On the top floor are a bedroom of 17.8m<sup>2</sup> and an attic room of 22.7m<sup>2</sup> on one side, and a single attic room of 34.8m<sup>2</sup> on the other side, with separate access staircases. The house has just had a new roof!

A glazed door from the main kitchen, or a timber door from the side passage, leads to the leafy courtyard of 51.4m<sup>2</sup>, behind the house. It is partly roofed, and contains an old fireplace for barbecues and a beautiful stone trough, as well as a lemon tree which has been grafted to bear oranges too, and many other plants.

From here one can...