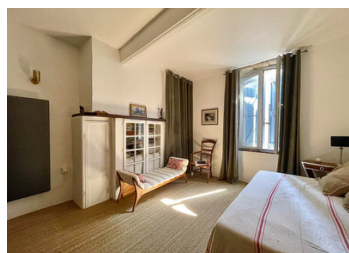
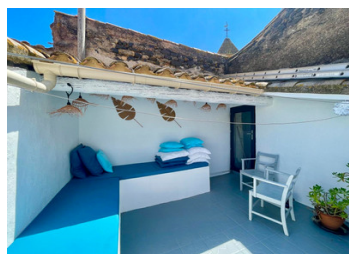


Charming stone village house with three bedrooms and private terrace located close to Pézenas



## INFORMATION

Town:	Valros
Department:	Hérault
Bed:	3
Bath:	2
Floor:	105 m <sup>2</sup>
Plot Size:	52 m <sup>2</sup>

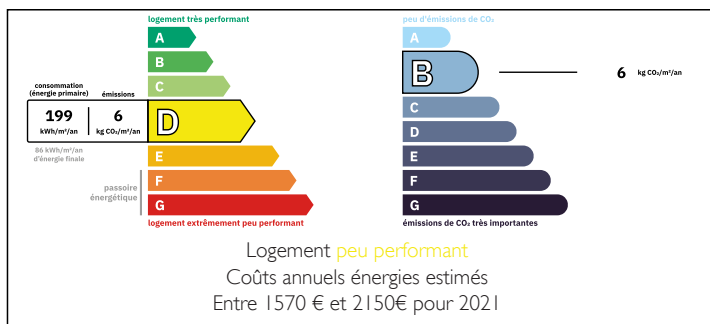
## IN BRIEF

This beautifully renovated village house in Valros blends historic charm with modern comfort. Situated in the heart of the village, it overlooks a stunning 15th-century church. The bright 24m<sup>2</sup> lounge features original beams and stone walls, with potential for a guest WC. Adjacent is a fully equipped 15m<sup>2</sup> kitchen with large windows and dining space.

The original stone staircase leads to a versatile 19m<sup>2</sup> first-floor space, a shower room with WC, and a 15m<sup>2</sup> bedroom adorned with classic tiles and built-in storage. The top floor offers a second bedroom (16m<sup>2</sup>), a bathroom with a small bathtub, and a 14m<sup>2</sup> terrace with seating and privacy, plus an attic for storage.

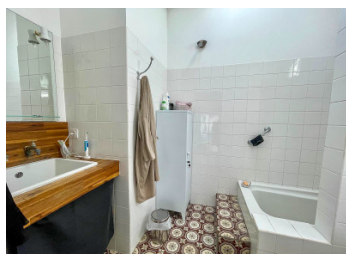
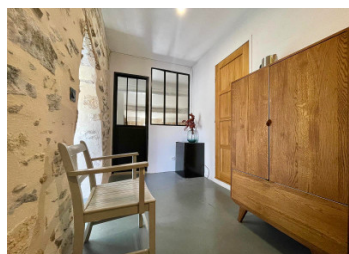
Renovated to high standards, the house boasts double glazing, modern heating, and solid wood finishes. Valros offers a quintessential French village

## 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: 738 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Discover this charming village house located in the center of Valros, overlooking the historic 15th century church. The house has been fully renovated throughout whilst maintaining its original character and charm.

Entering from the church square you are welcomed by a bright lounge of 24m<sup>2</sup> with its original beams and stone walls, there is office space and storage which could be converted to a guest WC. Leading through the fully equipped kitchen of 15m<sup>2</sup> with its large windows and space to dine.

The original stone staircase takes you to the first floor, here you will find a further space of 19m<sup>2</sup> that could be used as an office, snug or the third bedroom, it has large windows overlooking the church facade. You will also find a Shower room with WC and a bedroom (15m<sup>2</sup>) with original features including beautiful floor tiles and wardrobe space.

From this area stairs take you to the final floor where you will find a bathroom with small bathtub/shower, the second bedroom (16m<sup>2</sup>) with its original features and the bright terrace of 14m<sup>2</sup> (east facing) with built in seating, the terrace benefits from not being overlooked. There is also a small attic, offering additional storage space.

The house has been renovated to a very high standard and features a modern heating system, solid wood doors and fixtures and double glazing. Ready to move in, there is no work to undertake.

The village of Valros is located around...