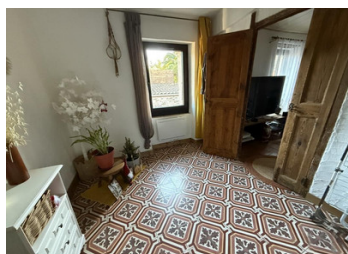


Stone house : independent guest room, garage and gardenviews



INFORMATION

Town:	Roquessels
Department:	Hérault
Bed:	3
Bath:	2
Floor:	87 m2
Plot Size:	494 m2

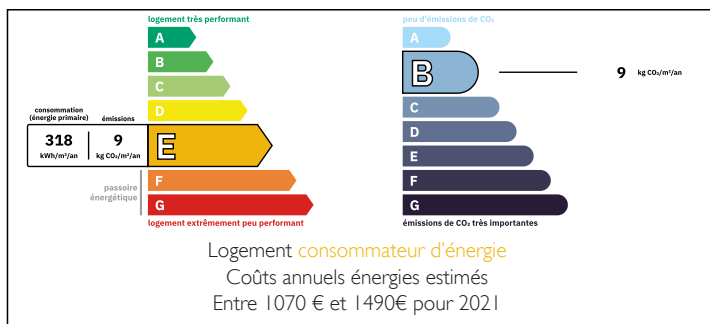


IN BRIEF

Natural stone house with independent guest room, garage and garden with views.

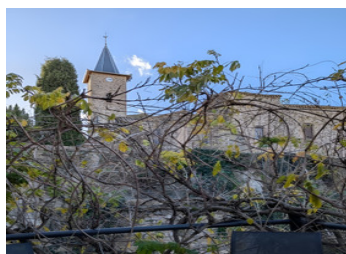
Be surprised by this romantic and historical stone house with independent guest room, terraces, garage, outbuildings and a surprising garden with a view, located in a peaceful natural environment in the heart of the.... Hérault département and the Languedoc-Occitanie region!

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

Natural stone house with independent guest room, garage and garden with views.

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The property is located in the center of a small picturesque municipality where time seems to have stood still and which is set amidst a beautiful, wooded varied Mediterranean hilly landscape. The municipality boasts monumental 12th-century buildings such as the restored castle and church. Besides a campsite, a few wineries and other small businesses, one will find a fine atmosphere in this community.

Numerous walks and cycling tours can be started from the house. Nearby are several (market) towns such as : Gabian, Roujan, Clermont l'Hérault, Lamalou les Bains, Bédarieux, Faugères and Pézenas.

The major cities of Béziers and sparkling Montpellier, each with their own High Speed Train station and international airport, are at a 45-55 minutes' drive away.

The shores of the beautiful "Lac de Salagou" are about 20 kilometers away and the Mediterranean beaches about 45 kilometers away.

In this property one can feel the charm of a rich past which is emphasized by many original details such as the natural stone facade, old doors, beams, cement tiles, terracotta floor tiles and others. One of the cellars still houses the former wine vats and the independent guest room with en-suite bathroom once used to be...