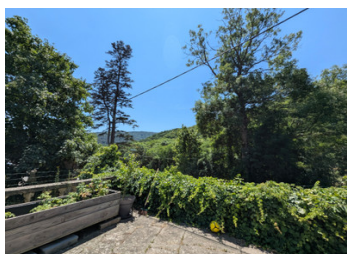


Renovation project but ready to move into, with land & outbuildings on village edge, South of France



INFORMATION

Town:	Courniou
Department:	Hérault
Bed:	5
Bath:	1
Floor:	264 m ²
Plot Size:	6792 m ²

IN BRIEF

Will you be the one(s) to bring this once-grand house back to its former glory? With extensive grounds on the banks of a small stream.

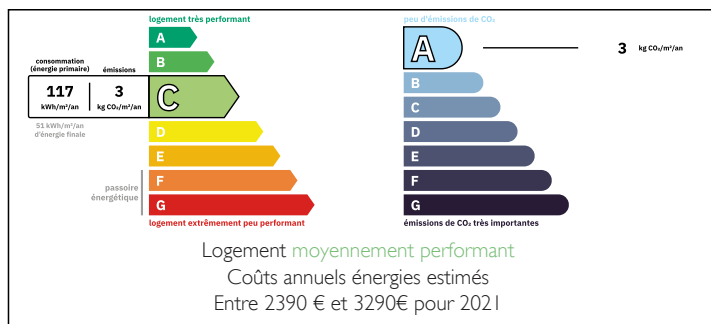
Live in comfort while working on improvements to other parts of the property.

Strong investment potential in a village with a need for rental homes.

Many expenses have already been taken care of: new windows and doors, a new low-energy heating system, and improved insulation. With two nicely-renovated reception rooms plus two more needing work, a modern kitchen and bathroom, and five sizeable bedrooms, the main house is comfortable. The barn, workshop, and former housekeeper's apartment all need work to make them habitable but offer huge potential for conversion to flats or as work spaces. Two cellars.

An excellent price for a large property with history and a great energy rating. A renovation project offering comfortable...

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

From the automatic gates, drive into a courtyard with parking for several vehicles.

Enter the house through the front door into a welcoming hall with broad staircase (20m²).

Ahead, access to a fine reception room with restored coffered plaster ceiling and wood panelling, marble fireplace (25m²). Electric roller shutters.

Through further to a second reception room in similar style (28.5m²). Electric roller shutters.

From the entrance hall left into the kitchen which is modern in style, with plenty of storage space (15m²). Beyond is a WC, pantry with laundry point (15m²), small storeroom with water heater and a trap door to the cellar. From the pantry, access to the second reception room.

From the entrance hall, access to a third reception room (25m²) and a fourth arranged as a library (25m²). These two last require work to make them habitable. They have new windows and electric roller shutters, but the floors, walls and ceilings need work.

Halfway up the sweeping wooden stairs is a small room which would be ideal as a shower room/WC. The project has been started but needs work.

First floor

Large landing (15m²).

Two parallel central corridors give access on the left to a double bedroom (12.5m²) with view to courtyard, a spacious bath and shower room with concealed WC (23m²), and on the right to four further, larger bedrooms (23m², 16.7m², 20.5m² and 18.5m²) with a view to the forested hills.

The fourth of these rooms gives access to an attic above (14m²), the tower part of...

LOCAL TAXES

Taxe foncière: 1016 EUR

Taxe habitation: EUR

NOTES