

For sale: property with 4 gîtes with terraces, garden, swimming pool and children's playground

EXCLUSIVE



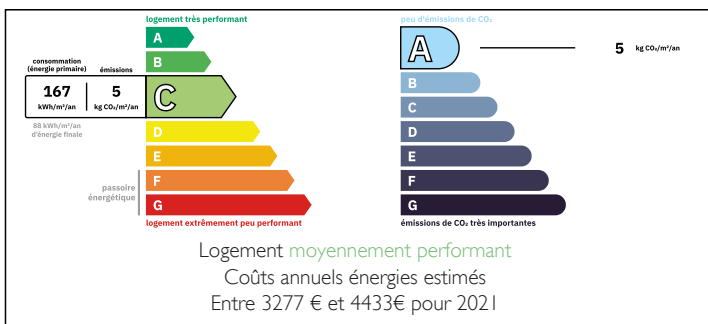
INFORMATION

Town:	Hérépian
Department:	Hérault
Bed:	9
Bath:	5
Floor:	360 m2
Plot Size:	3400 m2

IN BRIEF

A rare opportunity in the charming village of Hérépian, in the heart of the Hauts Cantons, a real crossroads between the sea and the mountains, much appreciated for its natural surroundings and its dynamism. This property comprises 4 bright and well-appointed holiday homes, each with a private terrace or garden. This property consists of one part with the 4 lodgings and another part offering additional rooms to organize a meeting place for customers, such as, for example, the idea of offering meals with local products, or board game evenings, or a sports hall... The property lends itself to various options. A secure swimming pool offers a space for relaxation and a play area allows children to have fun. The accommodation capacity is a maximum of 24 people. If you are looking for a new project, a change of...

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

Situated close to our magnificent "Passa Païs" greenway, one of the most beautiful greenways in France, this large, tranquil property is set in over 3000 m² of land and is organised into several distinct areas: The south facing gîtes overlook the peaceful gardens, the common areas both inside and outside the property include open land, a secure swimming pool area, a children's playground and parking for your clients. This property comprises

On the ground floor:

- Apartment for 1 to 4 people, kitchen/living room, bedroom, bathroom, large terrace and garden,
- Apartment for 2 to 8 people, kitchen/living room, 3 bedrooms including a small one for children, bathroom with bath, toilet and washing machine, large terrace and garden.
- A part with a large room used as a lounge opening onto the patio and outside, a kitchen, a bathroom, a separate toilet and a room that can be used either as an office, an extra bedroom or a small gym. The patio is large enough to be developed into a relaxing or dining area.

First floor:

- Apartment for 1 to 4 people, kitchen/living room, bedroom, bathroom and terrace,
- Apartment for 2 to 8 people, kitchen/living room, 3 bedrooms including a small one for children, bathroom with bath, toilet and washing machine, large terrace.

Hérépian is a charming village of 1500 inhabitants in the heart of the Orb valley. Its main asset is its geographical location, which makes it a real crossroads between the sea and the mountains. It has all...