

Unusual house in the ancient village remparts with 4 bedrooms, 1 bathroom, large open-plan living area



INFORMATION

Town:	La Livinière
Department:	Hérault
Bed:	4
Bath:	1
Floor:	110 m2
Plot Size:	0 m2

IN BRIEF

Old charming stone house build into the rempart walls of the old village.

Passing through the front door entrance, from a small cobbled outside passage, there is an entrance hall with stairway and guest toilet and washbasin.

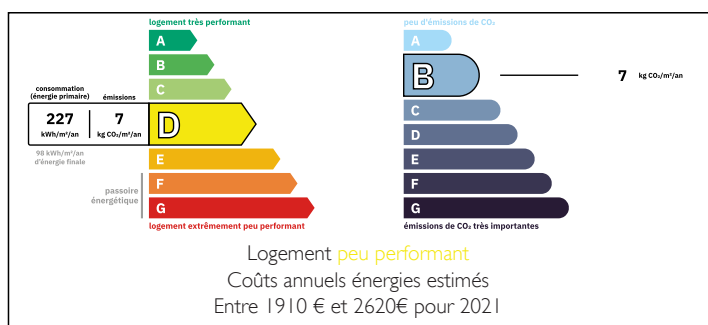
The open-plan living space has a basic kitchen and open fireplace, with a huge living space (40m2) to arrange, to suit your lifestyle

On the first floor are 2 bedrooms and a shower room with toilet and basin

The second floor has 2 bedrooms also, with a velux window, allowing light into the stairway and landing



ENERGY - DPE



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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

The garage and the house are separated by a narrow outside passage which has a small room at the end, with plumbing for a washing machine.

The garage roof could be removed, with the potential to create a marvellous roof terrace with breathtaking views, on the first floor of the garage building. The views from the windows of the 2 front bedrooms, extend over the rooves of the village towards the vineyards and the Pyrénées Mountains. The kitchen needs updating and extending and there is certainly plenty of room to do this, creating a culinary space of your dreams!

La Livinière is 10km from the Canal du Midi and 34 km from Carcassonne, 35 km from Narbonne, 50 km from Béziers. It is 60 minutes from the sea and just under 90 minutes from Spain.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 419 EUR

Taxe habitation: EUR

NOTES