

Character stone house with 3 bedrooms in a village close to Clermont L'Hérault and 25 mins to Montpellier



## INFORMATION

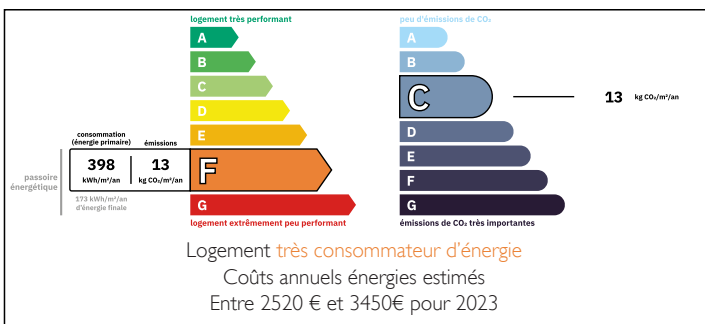
Town:	Brignac
Department:	Hérault
Bed:	3
Bath:	1
Floor:	84 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

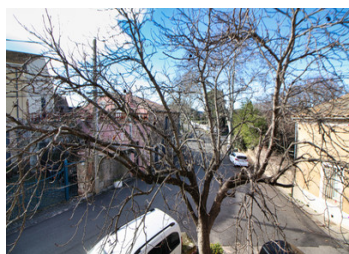
This charming stone village house is situated in the picturesque village of Brignac, just a 2 minute drive from the lively town of Clermont-l'Hérault with all amenities and with direct access to the motorway taking you to Montpellier or Beziers in just 25 mins. With its attractive stone facade and windows on 3 sides this unusual property offers the opportunity for you to put your own stamp onto a traditional village house. It would make an ideal holiday home or investment property.

## 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

The house which offers 84m<sup>2</sup> of living space comprises on the ground floor a large open plan living room of about 40m<sup>2</sup> with a corner kitchen which needs replacing. Unconventional shaped rooms together with exposed stone walls, beams and an impressive stone fireplace give this quirky property lots of character.

On the first floor, accessed by a spiral staircase are 3 bedrooms, one with French doors onto a Juliette balcony and an ensuite wc. There is a separate bathroom and toilet on this level.

This property does require updating but has lots of potential. There is no outside space or garage but parking is available outside the property.

Brignac is ideally situated close to the town of Clermont L'Herault, the A75 motorway, Lake Salagou and it's just 25 mins to the coast.

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

## LOCAL TAXES

**Taxe foncière: 734 EUR**

**Taxe habitation: EUR**

## NOTES