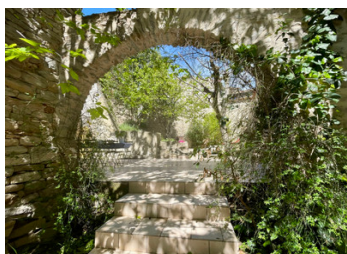
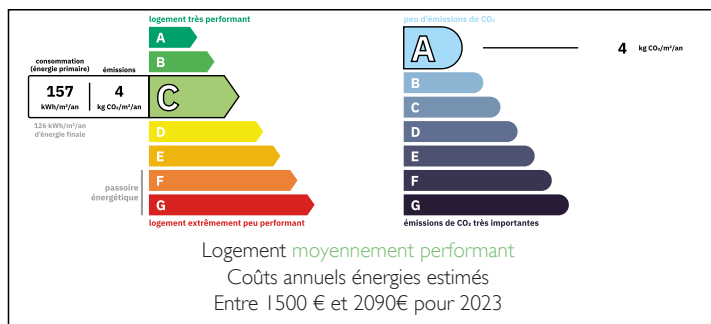


Character stone house, renovated with four bedrooms and extensive walled terraces in popular Minervois village

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	La Livinière
Department:	Hérault
Bed:	4
Bath:	3
Floor:	200 m2
Plot Size:	296 m2

## IN BRIEF

This lovely stone village house has been carefully renovated to retain its original charm, offering versatile accommodation over three floors, and surrounded by 3 sunny terraces giving plenty of space for outdoor living.

On the ground floor is the flagstoned living room, a living/dining room with woodburner, and open, fully fitted kitchen with pantry, and a w.c. On the first floor are two large double bedrooms, one with an ensuite bathroom. Also on the first floor is a shower room and separate w.c.

The light-filled master suite on the second floor has an ensuite shower room with w.c., and a dressing area with mezzanine. The spacious fourth bedroom completes the accommodation.

The rear of the house opens on to a dining terrace, shaded by mature trees, leading to the stunning outdoor area – sunny terraces surrounded by ancient stone...

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

This lovely house is move-in ready, either as a full-time home, or a lock-up-and-leave property for anyone interested in a holiday home.

Entering the main door of the house, you come into the living room (22m<sup>2</sup>), with flagstone floors and exposed stone walls. A stone archway leads through to the living-dining room (20.5m<sup>2</sup>) which still has the original tiles that are emblematic of the South of France. A big woodburner keeps the house warm in winter. The stylish open-plan kitchen (10.5m<sup>2</sup>) with breakfast bar is fully fitted, and has a convenient pantry at the rear for extra storage. The kitchen opens on to the terrace and impressive stone-walled courtyards that give you a perfect place for outdoor entertaining.

First floor: landing (13m<sup>2</sup>), shower room and separate w.c. The entire first and second floors are tiled with polished quarry tiles.

The first of 4 bedrooms (14m<sup>2</sup>) has an ensuite bathroom with bathtub and washbasin, and built-in wardrobes.

The second bedroom (19m<sup>2</sup>) has plenty of space for guests.

Second floor: 30m<sup>2</sup> master suite, complete with dressing area, mezzanine, and a shower room with washbasin, and separate w.c.

4th bedroom (26m<sup>2</sup>) with mezzanine.

At the top of the stairs is a convenient storage room.

Well-suited for a second home or main residence, this property is in the centre of the pretty Minervois village of La Livinière, renowned for its AOP wines. The village has good amenities, including grocery store, bakery, pharmacy and restaurants....

## LOCAL TAXES

Taxe foncière: 1333 EUR

Taxe habitation: EUR

## NOTES