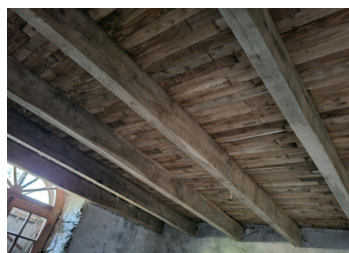
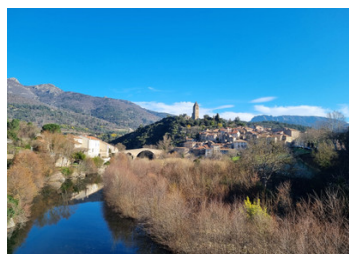


Recreational area of approximately 3000 m with cottage and spring

## EXCLUSIVE



## INFORMATION

Town:	Olargues
Department:	Hérault
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	3015 m2

## IN BRIEF

Mazet in good condition but not habitable on flat land of 3000 m<sup>2</sup> surrounded by majestic trees.

Accessible by car via a path and on foot or by bike via the 'Passa Pais' greenway. 10 minutes' walk from the village centre.

Plot supplied with mains water and a spring on the land.

The mazet has three levels. The ground floor is earthen, with access to the two upper floors via ladders. The wooden floors are in good condition. The plot is well-maintained. The property cannot be made habitable.

## ENERGY - DPE

DPE not required.

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

Olargues is an ancient fortified village and one of the most beautiful villages in France. The peace of mind is very inviting, with its breathtaking landscapes, its meandering river offering places for swimming, and its hikes in the surrounding area, whether on Le Caroux or L'Espinouse, are an ode to the good life. The magnificent 'Passa Pais' greenway allows you to travel from village to village by bike. You will find everything you need on a daily basis: grocery shop, bakery, cafés, restaurants, bars, butcher, newsagent and pharmacy. A weekly market is held on Sunday mornings and numerous events are organised throughout the year.

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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: 131 EUR

Taxe habitation: EUR

## NOTES