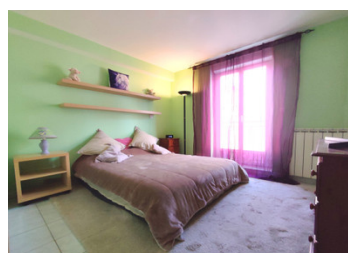
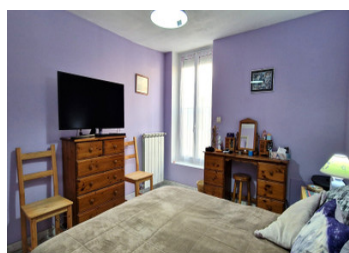
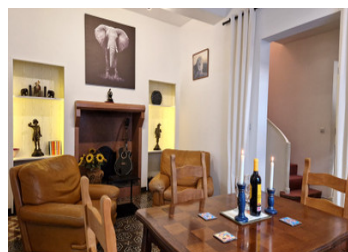


Spacious renovated 4-bed stone village house with large courtyard, 2-storey garage barn and rooftop terrace



## INFORMATION

Town:	Puisserguier
Department:	Hérault
Bed:	4
Bath:	1
Floor:	136 m <sup>2</sup>
Plot Size:	50 m <sup>2</sup>

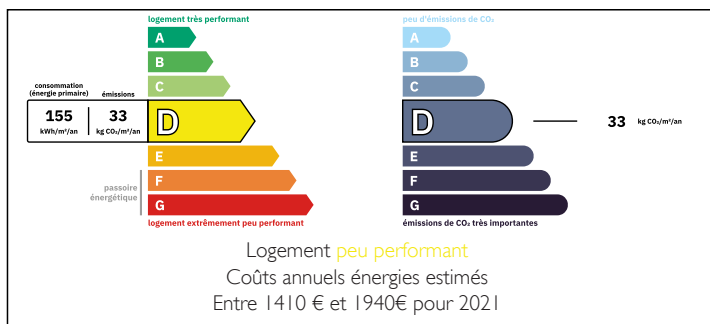


## IN BRIEF

A charming maison vigneronne with outbuildings set in a quiet village setting, close to cafés and restaurants as well as a supermarket and other shops, a weekly market and a medical centre, this property gives you space (95m<sup>2</sup>) to keep several vehicles including a camping car, as well as having convenient parking outside.

Four bedrooms and two reception rooms, two outside spaces and two gorgeous lofts, give scope for all sorts of uses, including conversion of the upper floor of the wine cave to an independent dwelling, subject to planning permission.

## 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 original double front doors, carefully restored, lead into a lobby and entrance hall with their traditional decorative floor tiles, and to the right, the 20m<sup>2</sup> living and TV room, with its panelled doors and spacious walk-in cupboard. To the left, the dining room, with its delightful patterned floor tiles. It has room for relaxing as well as dining!

Opening onto this is the fully-fitted timber kitchen and breakfast room, which has a glazed door to the street, and also has decorative floor tiles. From here there is direct access to the garage/wine cave/workshop, and a downstairs WC.

On the south-west side of the property is the completely private 50m<sup>2</sup> courtyard, with walls in stone and brick, a lilac tree, arums and a yucca; and an evocative 12m<sup>2</sup> stable with its original fireplace, ideal for the creating a summer kitchen.

Above the wine cave/garage is its loft space, with its traditional winding gear still in place for bringing the grapes up for fermentation! It has window openings on both sides and its original terracotta tiles on the floor. With access from the space below, this would make a wonderful apartment (subject to planning approval).

Back in the house, the staircase leads upstairs from the main entrance hall, and a corridor gives access to four bedrooms, the marble-effect tiled luxury bathroom, with both bath and walk-in Italian shower, and a separate WC. At the end of the corridor, there is a doorway to the loft space above the...

## LOCAL TAXES

Taxe foncière:	2440 EUR
Taxe habitation:	EUR

## NOTES