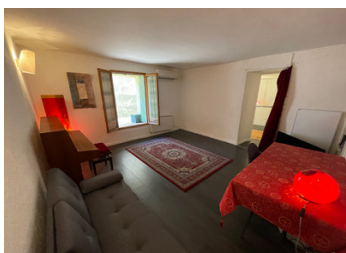


Charming atypical village house with a 28 m terrace



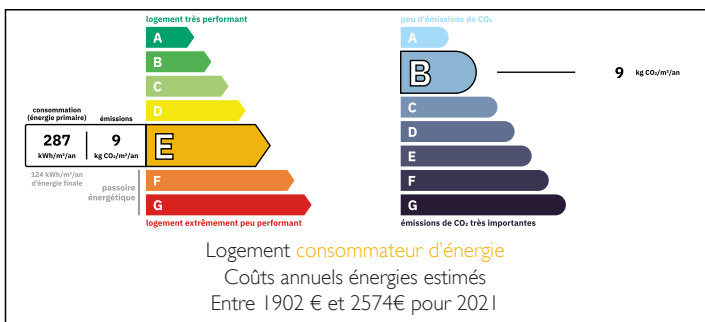
INFORMATION

Town:	Quarante
Department:	Hérault
Bed:	3
Bath:	1
Floor:	95 m ²
Plot Size:	28 m ²

IN BRIEF

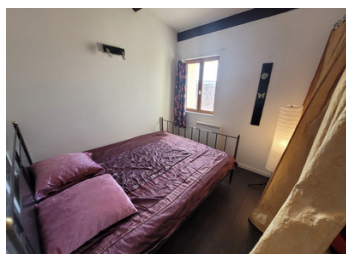
Located in the heart of an authentic village, this unique house combines the charm of the old with modern comfort. With its 95 m² of living space, three bedrooms, and a large 28 m² terrace, it offers an ideal living environment for a first-time purchase or a second home.

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.



LOCAL TAXES

Taxe foncière: 309 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Located in the heart of a charming village, this house combines authenticity and modern comfort. With its three bedrooms, bright living space, and large 28 m² terrace, it offers a pleasant living environment, perfect for a first-time purchase or a holiday home.

Property Features

Living area: 95 m²

Outdoor space: Sunny 28 m² terrace

Layout

Ground floor: Entrance hall, WC with washbasin, 20 m² living room/office, laundry room.

1st floor: Fitted kitchen/dining area (16 m²) with direct access to the terrace.

2nd floor: One 9 m² bedroom and a bathroom with WC.

3rd floor: Two additional bedrooms (8.5 m² and 9 m²), one offering an open view.

Basement: 25 m² cellar, ideal for storage or a workshop.

Highlights of this home

- Spacious terrace, south/southwest-facing, perfect for outdoor dining.
- Charming blend of old and new, with a unique and functional layout.
- Well-maintained property, featuring a sound roof and reliable electrical and plumbing systems.
- Year-round comfort, with reversible air conditioning and electric heating.
- Great location, close to shops, schools, and restaurants, with easy access to major roads (20 min from Béziers and Narbonne, 30 min from the beaches).

A rare opportunity not to be missed!