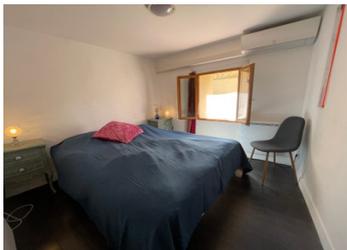


Charming renovated village house with sunny terrace in the heart of a medieval village



INFORMATION

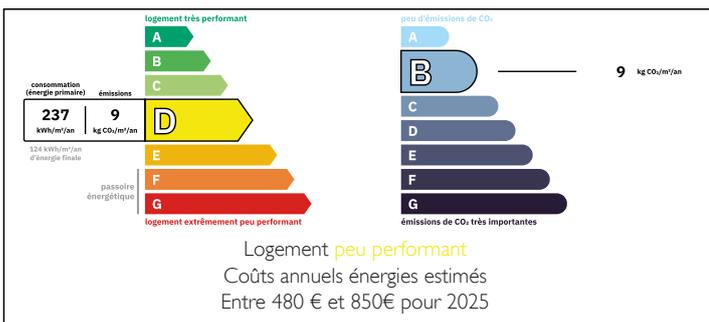
Town:	Quarante
Department:	Hérault
Bed:	3
Bath:	1
Floor:	95 m ²
Plot Size:	28 m ²



IN BRIEF

Located in the heart of a charming medieval village just 30 minutes from the Mediterranean beaches, this fully renovated 95 m² stone house offers authentic character, a large sunny terrace, and easy access to all amenities. It includes a living room/office, bright kitchen with direct access to the 28 m² terrace, three bedrooms, shower room, vaulted cellar and laundry room. Reversible air conditioning and electric heating ensure year-round comfort. The village has a bakery, butcher, grocery, boutique and restaurants within walking distance. Béziers and Narbonne are less than 30 minutes away, and several airports are easily accessible. Perfect as a holiday home or rental investment, this property combines charm, peace and convenience.

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

Located in the heart of a picturesque medieval village, this 95 m² stone house is full of authentic charm, natural light and features a spacious sunny terrace. Fully renovated and move-in ready, it's ideal as a holiday home, a rental investment, or a first home for those dreaming of embracing the relaxed lifestyle of the south of France.

Why people love this region

Here, life unfolds between vineyards, rolling countryside and the Mediterranean Sea. The village sits in a preserved rural setting close to the coast, historic towns and lively local markets. Locals and newcomers alike are drawn to the sunny climate, the warm village atmosphere, and the exceptional quality of life Occitanie offers.

Picture this... a warm summer morning, stepping out your front door and strolling through the fairytale-like cobbled streets to pick up a fresh baguette at the local boulangerie. Later that evening, after a relaxing day at the beach or exploring the surrounding countryside, you're sitting on the sun-drenched terrace, glass in hand, enjoying an apéro or dinner with friends.

LOCAL TAXES

Taxe foncière: 309 EUR

Taxe habitation: EUR

Layout & Surface Areas

Ground floor

- Entrance hall (4 m²)
- WC with hand basin (1.5 m²)
- Living room / office (20 m²)
- Laundry room (5 m²)

First floor

- Fitted kitchen / dining area (16 m²)
- Southwest-facing terrace (28 m²)

Second floor

- Bedroom I (9 m²)
- Shower room with WC (4 m²)

NOTES