

Character stone property in beautiful village location

EXCLUSIVE



INFORMATION

Town:	Le Caylar
Department:	Hérault
Bed:	0
Bath:	0
Floor:	61 m2
Plot Size:	38 m2

IN BRIEF

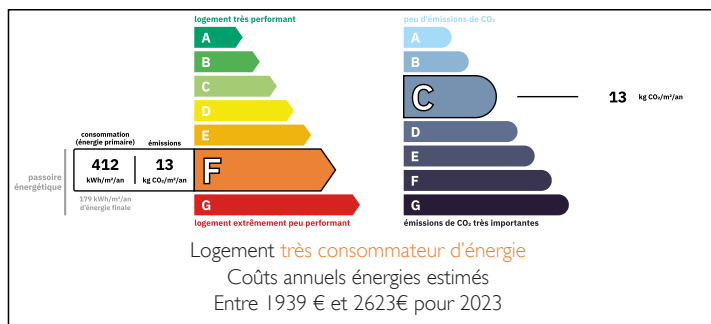
Character stone property with 2 terraces and garage in beautiful village with all amenities. The house has been decorated to a good standard and would be a great holiday let or as a permanent home. There are a number of restaurants and shops only a short walk away. The village is situated in the Causse du Larzac with many tourist attractions nearby including the Cirque de Navacelles and Montpellier 1 hour drive away. What is unusual for this type property is that there are 3 ensuite shower rooms/bathrooms with toilet. There also is a good-sized garage.

Taxe d'habitation: 458 euros

Taxe foncière: 458 euros

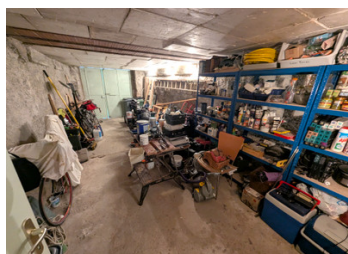
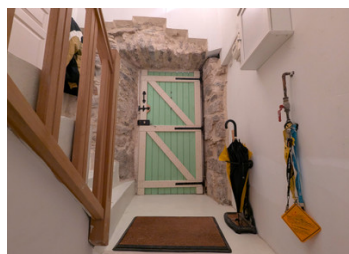


ENERGY - DPE



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

Living space 61.1 m²

GROUND FLOOR

Garage and laundry room: 28 m²

FIRST FLOOR

Stairs leading to first floor. Kitchen 6 m², living area 14 m² and terrace 4.5 m².

Hallway 3 m²

Stairs leading to 2nd floor

SECOND FLOOR

Bedroom 1 9 m² and shower room with toilet 2 m²

Bedroom 2 9 m² and shower room with toilet 2 m²

Stairs leading 3rd floor

THIRD FLOOR

Bedroom 3 14 m² and bathroom with separate toilet 2 m²

Terrace 6.6 m²

LOCAL TAXES

Taxe foncière: 489 EUR

Taxe habitation: EUR

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES