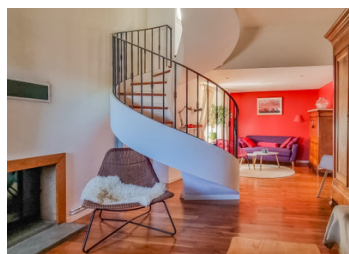


Magnificent opportunity in a sought-after hamlet surrounded by nature, comfortable house with 3 bedrooms



INFORMATION

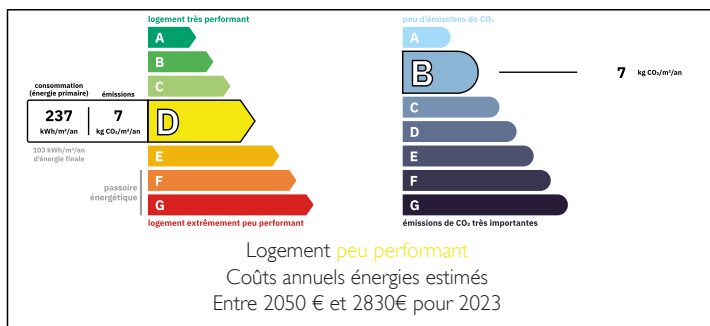
Town:	Rosis
Department:	Hérault
Bed:	3
Bath:	2
Floor:	114 m2
Plot Size:	7 m2



IN BRIEF

This incredible house is a wonderful opportunity in a very popular hamlet, the starting point for our most beautiful hikes. It is decorated in a modern and tasteful style and is very comfortable thanks to all its equipment. This house benefits from a fully equipped kitchen, a dining room with a double-sided fireplace, a large living room, a space dedicated to a master suite with a bedroom, an office and a bathroom, and 2 other bedrooms sharing a shower room. A shed and a large cellar complete this unexpected property in this unhoped-for location.

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

Access to the house is via picturesque alleys, leading to this haven of peace... This house is made up of several buildings that have been wonderfully joined together one by one to provide all the necessary comfort and space. The main entrance is via a small corridor leading to a lounge and also providing access to a large cellar. From the lounge, you can either reach the bedrooms and bathroom on the first floor or go to the kitchen via the dining room. The kitchen also provides access to the outside, allowing you to admire the landscape or observe the animals. From the dining room, a staircase leads to a large space with a bedroom under the eaves with a magnificent exposed roof frame, a bathroom and a study that can also be used as a bedroom for a small child. A small shed completes this property.

The house is equipped with an air/water heat pump supplying a central heating system with a thermodynamic cumulus boiler dating from 2021. The roof is made of lauze tiles and the house is connected to the collective sanitation system.

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

LOCAL TAXES

Taxe foncière: 370 EUR

Taxe habitation: EUR

NOTES