

Traditional stone 3-bed, 2-bath village house with splendid annexe, large 2-storey garage, parking and garden.



INFORMATION

Town:	Quarante
Department:	Hérault
Bed:	4
Bath:	3
Floor:	220 m ²
Plot Size:	557 m ²

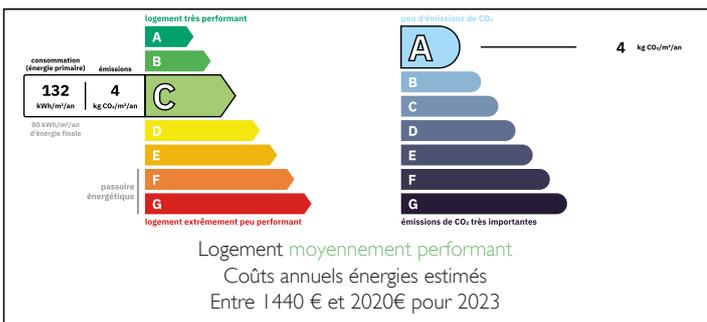
IN BRIEF

A lovely French family home built at the start of the 20th century on an easily-maintained plot, enclosed by stone walls and hedges, with electric entrance gates, the garden around the house separated from the ample parking area.

Behind the house are the superb summer kitchen, the newly-renovated annexe, with ground floor living or party area, first-floor sleeping and elegant Italian shower area; and the large stone barn with the structure in place for first-floor as well as ground floor use.

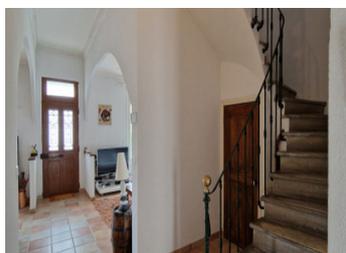


ENERGY - DPE



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

Close to the village centre, and with a grocery shop 20 metres away, this property has its own gated private parking area, as well as 80m² of garage space; also a walled garden where children and animals will be safe, next to the house.

The entrance hall, accessed by a veranda, leads to the south-west facing living/dining area of 30m², with decorative arches defining the two areas, and also to the kitchen, with its quality units in chestnut wood, and worktops and sink in granite; and its utility room.

The beautiful original staircase in Amissan stone with wrought-iron balusters curves up to the first floor, where there are two double bedrooms, a spacious dressing room, a large bath and shower room with two hand basins and a separate WC, and two further dressing or storage areas. The central landing space has glazed double doors opening onto a balcony with balustrades, facing south-west.

The staircase continues up to the top floor, where there is an office/bedroom in the roof space, with its own en suite shower room and cupboards.

Behind the house is the extensive summer kitchen area, (40m²) with sink, worktops a very large barbecue, storage and plenty of room for guests to circulate in either open or covered space.

From the parking area, there is access to two more buildings. The gorgeous residential annexe, of 100m² on two floors, which is another party area with a small kitchen, a wine-press, plenty of space for wine-tasting, a super...

LOCAL TAXES

Taxe foncière: 1071 EUR

Taxe habitation: EUR

NOTES