

Large Character property with with 4 bedrooms ,garage outbuildings and constructible land

## EXCLUSIVE

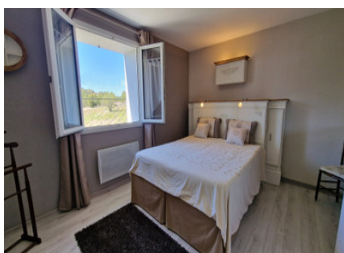


## INFORMATION

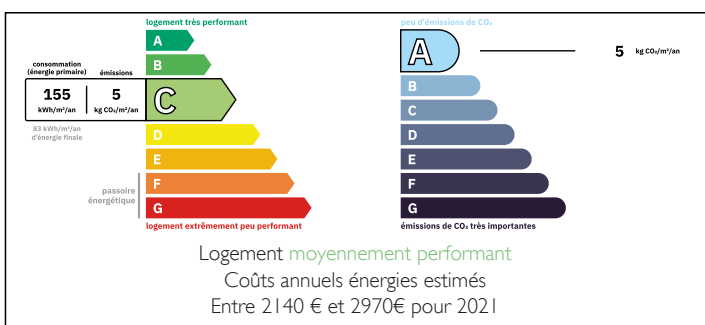
Town:	La Livinière
Department:	Hérault
Bed:	4
Bath:	3
Floor:	237 m2
Plot Size:	2780 m2

## IN BRIEF

Step into the charm of this beautifully renovated 4-bedroom detached home, tucked away in a peaceful hamlet surrounded by the renowned Minervois vineyards. The open-plan living and dining space features a sleek fitted kitchen and a modern pellet burner, creating a warm and welcoming atmosphere. A few steps lead down to a cosy lounge, complemented by two additional reception rooms and two shower rooms. Upstairs, you'll find four bright bedrooms and a spacious family bathroom. The generous attic (62m<sup>2</sup>) with a mezzanine (53m<sup>2</sup>) offers exciting conversion potential. Outside, enjoy a picturesque courtyard, a side garden, a 33m<sup>2</sup> character stone outbuilding, and a rare bonus: 790m<sup>2</sup> of constructible land at the rear. Opportunity to buy some surrounding vineyards. The house is situated just 2 km from the charming village of La Livinière and 9 km from all...



## 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

### \*\*Property Overview – Key Features\*\*

- Double glazing
- Wood pellet burner
- Air conditioning
- Electric radiators

### \*\*Gardens & Outdoor Space\*\*

- \*\*Constructible land\*\* of 790 m<sup>2</sup>
- \*\*Enclosed front garden\*\* with an \*\*east-facing covered terrace\*\* – ideal for morning sun
- \*\*Vegetable garden\*\* and \*\*second parcel of land\*\* – total surface of 1,090 m<sup>2</sup>
- \*\*Two additional small plots\*\* nearby – 182 m<sup>2</sup> and 160 m<sup>2</sup>
- stone house 33m<sup>2</sup>

### \*\*Interior Layout & Room Sizes\*\*

#### \*\*Ground Floor:\*\*

- \*\*Kitchen / Dining Room:\*\* 43.21 m<sup>2</sup>
- \*\*reception room 21.60 m<sup>2</sup>
- \*\*Main Lounge:\*\* 26.47 m<sup>2</sup>
- \*\*Shower Room:\*\* 2.88 m<sup>2</sup>
- Shower room 8m<sup>2</sup>
- \*\*Hallway:\*\* 5.18 m<sup>2</sup>
- \*\*Second Lounge / Reception Room:\*\* 20.48 m<sup>2</sup>
- utility room : 5.53 m<sup>2</sup>
- \*\*Cellar (Cave):\*\* 8.32 m<sup>2</sup>
- \*\*Garage:\*\* 39.82 m<sup>2</sup>
- \*\*Pump Room:\*\* 5.67 m<sup>2</sup>

#### \*\*First Floor:\*\*

- \*\*Bedroom 1:\*\* 10.55 m<sup>2</sup>
- \*\*Bedroom 2 (left, top of stairs):\*\* 15.78 m<sup>2</sup>
- \*\*Dressing Room (Bedroom 1):\*\* 5.75 m<sup>2</sup>
- \*\*Hallway:\*\* 2.85 m<sup>2</sup>
- \*\*Bedroom 3:\*\* 16.49 m<sup>2</sup>
- \*\*Hallway:\*\* 2.84 m<sup>2</sup>

## LOCAL TAXES

Taxe foncière:	770 EUR
Taxe habitation:	EUR

## NOTES