

Ref: A36393CST34

Price: 299 000 EUR

agency fees to be paid by the seller

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



# INFORMATION Town:

La Livinière

Department: Hérault

Bed: 4

Bath: 3

Floor: 237 m<sup>2</sup> Plot Size: 2780 m<sup>2</sup>









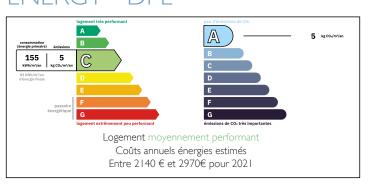






Step into the charm of this beautifully renovated 4-bedroom detached home, on a plot of 2790m2 tucked away in a peaceful hamlet surrounded by the renowned Minervois vineyards. The open-plan living and dining space features a sleek fitted kitchen and a modern pellet burner, creating a warm and welcoming atmosphere. A few steps lead down to a cosy lounge, complemented by two additional reception rooms and 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 33m² character stone and a rare bonus: 790m<sup>2</sup> of outbuilding, constructible land at the rear. Opportunity to buy some surrounding vineyards. The house is situated just 2 km from the charming village of La...

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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.



LEGGETT

IMMOBILIER INTERNATIONAL

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## LOCAL TAXES

Taxe foncière: 770 EUR

Taxe habitation: EUR

### NOTES

#### 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 m² and 160 m² stone house 33m2

- \*\*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 8m2

- \*\*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>

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr