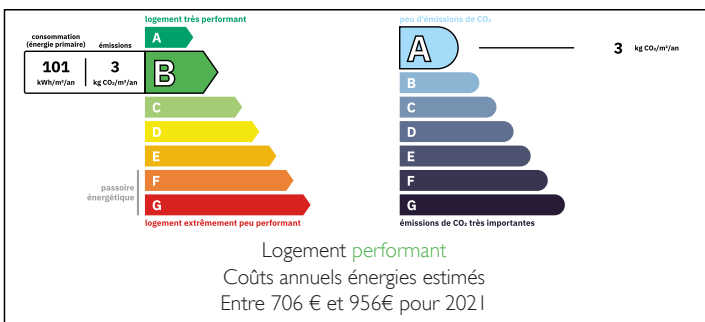


Beautiful property with views at the foot of the Caroux



## ENERGY - DPE



## INFORMATION

Town:	Colombières-sur-Orb
Department:	Hérault
Bed:	3
Bath:	3
Floor:	160 m2
Plot Size:	778 m2

## IN BRIEF

Beautiful property with views at the foot of the Caroux.

Situated in Colombières sur Orb, starting point of many hiking trails and white water activities, this perfectly maintained property comprises a main house plus 2 annexes.

The main house of 94 m2 comprises a large living room .... a large living room of 62m2 with a magnificent view over the valley, one bedroom and one bathroom. On the garden level there is also a garage, a laundry room, a shower and WC.

The first annex (20m2) is located opposite the living room terrace on a slate slatted square, planted with attractive trees. It currently consists of 2 bedrooms to which could be added a shower room and WC.

The second annex is an old village house (50m2 + 20m2 workshop) with a rustic interior, comprising

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

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The second annex is an old village house (50m2 + 20m2 workshop) with a rustic interior, comprising 2 bedrooms, 1 bathroom, 1 lounge and a workshop which opens onto the main road in the village.

A property with lots of potential set in the heart of a lovingly planted exterior.

Miscellaneous: air co in the living room and bedroom- 2 boilers (50l and 150l) + 1 boiler with solar panels of 200l.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES