

Character stone property in idyllic hamlet location.

EXCLUSIVE



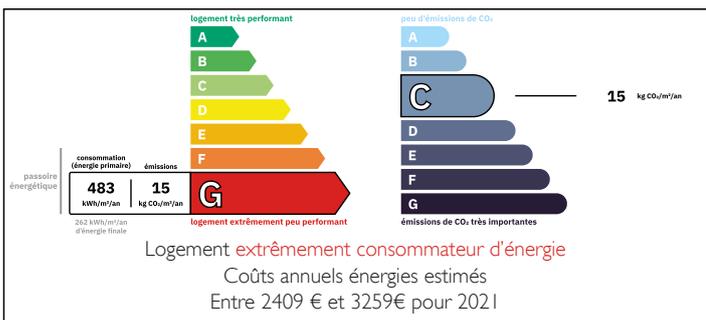
## INFORMATION

Town:	Avène
Department:	Hérault
Bed:	0
Bath:	0
Floor:	73 m <sup>2</sup>
Plot Size:	101 m <sup>2</sup>

## IN BRIEF

Character stone property with a conservatory and small courtyard garden. The property retains a lot of the old character and is surrounded by beautiful countryside. Only a short drive away from the Thermal Spa of Avène, the property is perfect for seasonal rental, holiday home or as a small family home. On the ground floor you find a large living room with a wood burner, a fully fitted kitchen and downstairs shower room with toilet. From the hallway stairs lead to the first where you find 3 double bedrooms and one bathroom with toilet. From the first-floor stairs lead to loft, great for storage. The garden can be accessed through a gate or via the conservatory. There are also a number of small cellars which can be accessed independently from the outside.

## 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

### GROUND FLOOR

Garden  
Conservatory 10 m<sup>2</sup>  
Living 16 m<sup>2</sup>  
Hallway 5 m<sup>2</sup>  
Kitchen 7.5 m<sup>2</sup>  
Shower room 3.6 m<sup>2</sup>

### FIRST FLOOR

Bedroom 1 double glazing 8 m<sup>2</sup>  
Bedroom 2 double glazing 7 m<sup>2</sup>  
Bedroom 3 double glazing 11 m<sup>2</sup>  
Bathroom 4.5 m<sup>2</sup>

Loft, for storage  
Number of small cellars accessed externally  
Connected to mains drainage  
Taxx d'habitation 458 euros  
Taxe foncière 620 euros

## LOCAL TAXES

**Taxe foncière: 620 EUR**

**Taxe habitation: EUR**

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

## NOTES