

Colombières sur Orb, rare real estate opportunity, two houses, green garden, terraces and stream.



INFORMATION

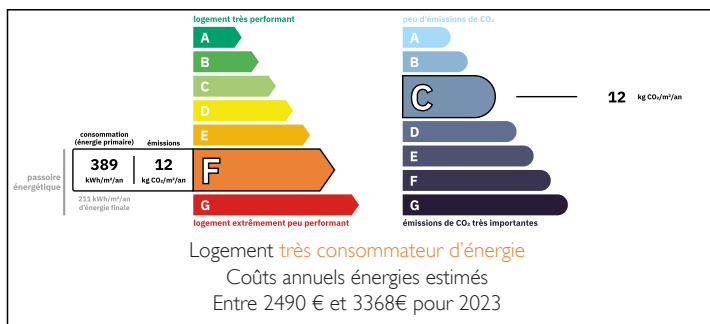
Town:	Colombières-sur-Orb
Department:	Hérault
Bed:	5
Bath:	3
Floor:	196 m2
Plot Size:	2180 m2

IN BRIEF

Just 10 minutes from Lamalou les Bains, in the heart of the Caroux massif, in the village of Colombières sur Orb, discover this real estate development combining quality of life and tranquility. This enchanting setting features two houses on the banks of the "ruisseau des gorges", set in a lush garden. A beautiful location for a main residence, and a sublimely tranquil setting for a second home. The main house comprises 3 bedrooms, a living room, kitchen, utility room and office, while the second house offers an apartment with two bedrooms, kitchen and living room. This house also boasts an independant very large room with kitchen and living room with fireplace, ideal for training courses, receptions or family get-togethers. The various terraces, direct access to the swimming pool and shaded areas under the trees add a touch of...

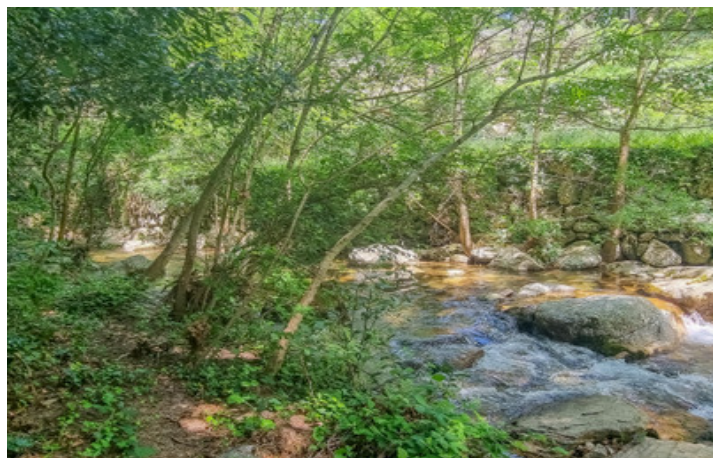


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

DESCRIPTION

Arriving via a lane bordered by nature, a gate opens onto an atypical property, a large green garden, welcoming terraces and two houses await you. On the ground floor, the first offers a living room, an authentic kitchen, a souillarde and, on the first floor, 3 bedrooms, one with a large balcony, a large space used as an office, a shower room with toilet. The decor is contemporary and enveloping. Outside, a second sheltered terrace lets you admire the garden and peaceful surroundings. The second house consists of a bright apartment in very good condition with a large terrace, two bedrooms, a bathroom, a kitchen area, and a living room. The lower level has been converted into a magnificent hall with lots of character thanks to its vaulted ceiling, a kitchenette with balcony from which you can admire nature with its tall trees and the outdoor terrace, and the large living room dominated by a beautiful fireplace. The ground floor includes a shower room with wc accessible from the outside, a workshop and a large cellar.

For more information, please contact us!

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

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