

Village house with 3 bedrooms, garage and terrace. Near all amenities

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Hérépian
Department:	Hérault
Bed:	3
Bath:	2
Floor:	85 m <sup>2</sup>
Plot Size:	17 m <sup>2</sup>

## IN BRIEF

Hérépian, in the centre of the village of Hérépian, in a quiet neighbourhood close to shops and schools, discover this lovely family home with a total surface area of approximately 150 m<sup>2</sup>, very pleasant to live in thanks to its terrace with barbecue and large 54 m<sup>2</sup> garage with parking for 2 cars. This house is ideal for family life and would also be very suitable as a second home in the South of France.

Ground floor: Entrance hall and garage (54 m<sup>2</sup>)

First floor: Kitchen with balcony, 2 bedrooms, a shower room and 1 separate toilet

Second floor: Living room with terrace and master bedroom

Please do not hesitate to contact us for further details!

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

Good overall condition

Roof work and insulation less than 15 years old

Radiators mobile, but electrical sockets provided for wall-mounted radiators

Terrace equipped with a sink with hot/cold water

Hérépian is a pleasant village of 1500 inhabitants surrounded with all amenities, such as schools, grocery store, supermarket, pharmacy and medical offices, delicious tables in its restaurants. This village is a real Hub giving you quick access (less than 30 minutes) to the big city of Béziers (TGV station and airport) where strolling in its small streets with wonderful architectures and its Paul Riquet Alleys, is always a pleasant moment. Our most beautiful beaches are 40 minutes away. Montpellier only a 1-hour's drive. The entire sector Caroux/Espinouse will completely delight lovers of country walkers, swimming in the sublim gorges, climbing, canoeing and hiking. Simply a beautiful region.

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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 foncière: 911 EUR**

**Taxe habitation: EUR**

## NOTES