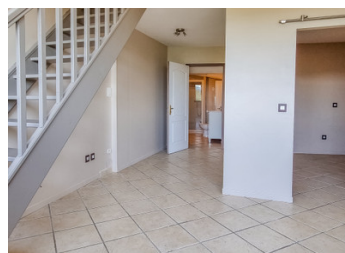
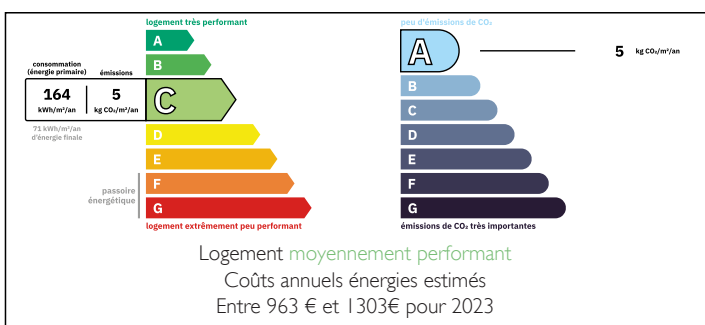


Renovated village house in a charming hamlet !



ENERGY - DPE



INFORMATION

Town:	Saint-Gervais-sur-Mare
Department:	Hérault
Bed:	2
Bath:	2
Floor:	72 m2
Plot Size:	6 m2

IN BRIEF

This is a great chance to buy a renovated house in a beautiful, picturesque hamlet in the Hérault countryside. It's just 10 minutes from the shops and services in the village of Saint Gervais sur Mare. This stone house has a large vaulted cellar on the ground floor on the street side. Access is via a small courtyard and opens onto a living area with a large storage cupboard, balcony and loggia offering lovely views. The house has a living room, 2 bedrooms and 2 shower rooms. House in excellent condition!!!

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

Equipment :

High-quality electric radiators

Double-glazed PVC windows

Roof redone and insulated in 2008

Mains drainage

A charming hamlet with a beautiful south-facing position and views of the surrounding mountains. Ideal for nature lovers and those seeking peace and quiet away from the hustle and bustle of city life. The surrounding countryside offers lakes, hiking, swimming in rivers and other sporting activities, or simply contemplation and relaxation. You will find a bakery, grocery store, bar and restaurant just a 5-minute drive away in the village of Saint Gervais sur Mare. The nearest supermarket is a 15-minute drive away.

Béziers is a 45-minute drive away, our most beautiful beaches are an hour's drive away and Montpellier airport is 75 minutes away.

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

LOCAL TAXES

Taxe foncière: 602 EUR

Taxe habitation: EUR

NOTES