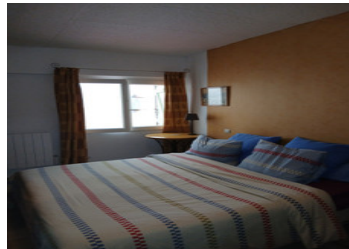


## Winemaker's house



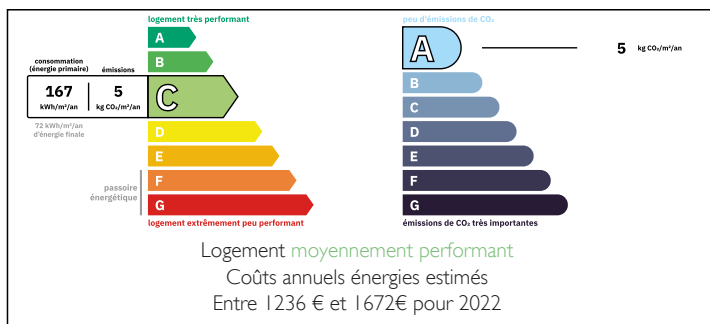
## INFORMATION

Town:	Aumes
Department:	Hérault
Bed:	2
Bath:	1
Floor:	97 m2
Plot Size:	11 m2

## IN BRIEF

Beautiful winemaker's house with terrace, near Pézenas, the sea, Montpellier, and Béziers. 97 m<sup>2</sup> of living space, large garage.

## 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

In a charming village near Pézenas, this pretty winemaker's house offers 97 m<sup>2</sup> of living space.

On the ground floor, there's a garage of over 120 m<sup>2</sup> that can accommodate several vehicles. An entrance hall leads to the first floor, where you'll discover a beautiful space comprising:

a 20 m<sup>2</sup> kitchen opening onto an 11 m<sup>2</sup> covered terrace with views of the scrubland, a spacious 27 m<sup>2</sup> living room with stone walls and old beams,

two bedrooms of 10 and 12 m<sup>2</sup>.

Popular area, 6 minutes from Pezenas, 20 minutes from Beziers, 20 minutes from the sea, 30 minutes from Montpellier

a bathroom of over 6 m<sup>2</sup>, and a rear terrace.

A heat pump ensures the comfort of this house in both summer and winter.

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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:** 1089 EUR

**Taxe habitation:** EUR

## NOTES