

Building with 4 terraced cottages and garden, possibility of 5, secure swimming pool, children's play area.



## INFORMATION

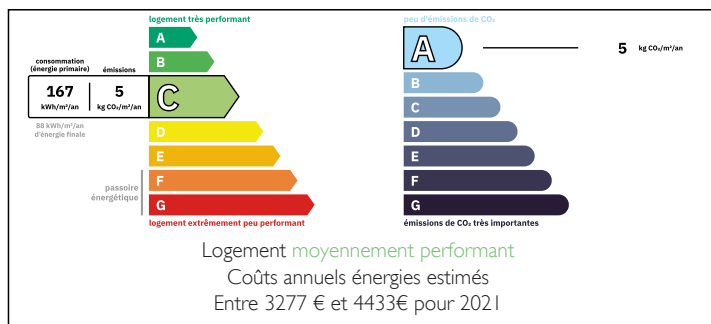
Town:	Hérépian
Department:	Hérault
Bed:	9
Bath:	5
Floor:	360 m2
Plot Size:	3400 m2



## IN BRIEF

On the outskirts of the charming village of Hérépian, in the heart of the Hauts Cantons, a true crossroads between the sea and the mountains, highly appreciated for its natural surroundings and dynamism, you will find this building dating from 2007 offering 4 gîtes and a private section that can be used as a 5th dwelling comprising a kitchen with pantry, a large living room opening onto a patio, a bedroom, a bathroom and a separate toilet. Ideal for families wishing to live together or as a seasonal or year-round rental investment. Each gîte is bright and well laid out and has a terrace or private garden. The property is set on a plot of over 3,400 m<sup>2</sup>, offering various spaces such as a secure swimming pool area, a children's play area and easy parking. The property can...

## ENERGY - DPE



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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

## NOTES

## DESCRIPTION

Situated close to our magnificent "Passa País" greenway, one of the most beautiful greenways in France, this large, tranquil property is set in over 3000 m<sup>2</sup> of land and is organised into several distinct areas: The south facing gîtes overlook the peaceful gardens, the common areas both inside and outside the property include open land, a secure swimming pool area, a children's playground and parking for your clients. This property comprises

On the ground floor:

- Apartment for 1 to 4 people, kitchen/living room, bedroom, bathroom, large terrace and garden,
- Apartment for 2 to 8 people, kitchen/living room, 3 bedrooms including a small one for children, bathroom with bath, toilet and washing machine, large terrace and garden.
- A part with a large room used as a lounge opening onto the patio and outside, a kitchen, a bathroom, a separate toilet and a room that can be used either as an office, an extra bedroom or a small gym. The patio is large enough to be developed into a relaxing or dining area.

First floor:

- Apartment for 1 to 4 people, kitchen/living room, bedroom, bathroom and terrace,
- Apartment for 2 to 8 people, kitchen/living room, 3 bedrooms including a small one for children, bathroom with bath, toilet and washing machine, large terrace.

Hérépian is a charming village of 1500 inhabitants in the heart of the Orb valley. Its main asset is its geographical location, which makes it a real crossroads between the sea and the mountains. It has all...