

Stunning country house furnished with 6 bedrooms, garden, swimming pool, and pétanque court. Tourist rental



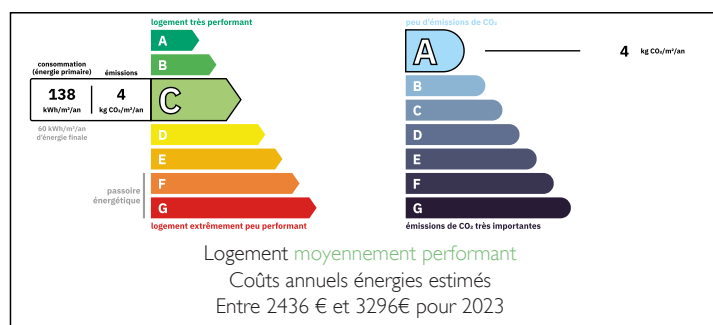
INFORMATION

Town:	Faugères
Department:	Hérault
Bed:	6
Bath:	4
Floor:	231 m2
Plot Size:	562 m2

IN BRIEF

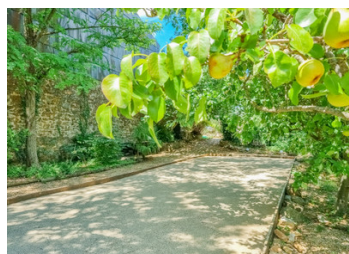
In the heart of a Mediterranean hamlet, in absolute tranquillity, between the famous village of Faugères and Bédarieux offering all amenities, come and discover this exceptional house. This property is divided between a house offering over 230 m² of living space with a very large garage, cellars, a large dining terrace with mountain views, and a garden with a summer kitchen, swimming pool and pétanque court. This recently renovated house offers large, spacious rooms and a wealth of possibilities. It would be perfect for a large family or as a guest house, where you could enjoy a private area that is just as beautiful as the rest of the house. It has 6 bedrooms, 4 bathrooms, 2 large living rooms, an office and a fully equipped kitchen. A large insulated attic that can easily be converted and large...

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

NOTES

DESCRIPTION

LAYOUT:

Ground floor:

Garage and various cellars covering the entire surface area.

First floor:

Very large terrace.

Entrance hall.

Fitted kitchen.

Living/dining room.

An office

A lounge

1 bedroom

1 shower room with separate toilet

Second floor

5 bedrooms, two with en-suite shower rooms

1 bathroom

Third floor:

Attic

Garden

Summer kitchen with toilet

Covered terrace

Small courtyard

Swimming pool with surrounding terrace

Pétanque court

Children's play equipment

FITTINGS:

Electricity and plumbing redone

Double-glazed PVC windows and metal shutters redone

Renovated double wooden door

Venetian blinds on windows

Reversible air conditioning in all bedrooms

Cement tiles

Roof less than 10 years old + insulation

Rental capacity 11 people

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